1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/06 15:20 2 pgs
Fees:13.00 Taxes:210.90

20060907-0111029

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:

Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Hendersonville, TN 37135
Phone: 615-776-7461

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$57,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of August 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

#427

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jannie C. Williams	Same	080-08-0-273.00
305 Avery Court		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wilson Enterprises, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jannie C. Williams**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

a Tennessee corporation

Being Lot No. 1 on the plan of Bordeaux Hills Section IV, of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 61.95 feet on the southeasterly side of County Hospital Road and extends back 170 feet on the southwesterly line and 186.95 feet on the northeasterly line along the southwesterly margin of the Tennessee Central Railroad right-of-way to a dead line in the rear on which it measures 62.4 feet.

Being the same property conveyed to M.L. Randall by warranty deed dated November 8th, 1978 from Allen P. Ripley and wife, Andrea E. Ridley of record in Book 5367, page 431, said Register's Office. The said M.L. Randall having since died testate on June 22, 1983; and title vested in his wife Shirley Louise Randall pursuant to his Will in Will Book 142, page 730, probated on July 12, 1983, Docket No. 73390, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) at Nashville. The said Shirley Louise Randall having since died testate on June 29, 1991; and vested in her nephew, Robert (Bobby) Herald Herrman, pursuant to her Will in Will Book 175, page 50, probated on July 02, 1991; Docket No. 97554, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), at Nashville. The said M.L. Randall is one in the same as Monroe L. Randall; and the said, Shirley Louise Randall is one in the same as Shirley L. Randall and Shirley Randall.

Further being the same property conveyed to Wilson Properties, Inc. by general warranty deed dated July 20th, 2006 from Robert Harold Herrman (aka Robert H. Herrman) and wife, Shirley A. Herrman of record in Instrument No. 20060801-0093568, said Register's Office. The said Robert Harold Herrman is one and the same as Robert Herald Herrman.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 3600, page 49, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3805, page 783; and Book 3917,p age 529; and Book 4037, page 588; and Book 4397, page 742; and Book 4405, page 427, Register's Office for Davidson County, Tennessee.

Book 3765, page 141

This is improved property known as: **1496 County Hospital Road, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this August 30, 2006.

Wilson Enterprises, Inc.

By Hal Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of August, 2006, before me, appeared Hal Wilson to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Secretary of Wilson Enterprises, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Hal Wilson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

M. E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY