203

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/13/07 13:12 2 pgs
Fees:13.00 Taxes:140.60
20070213-0018373

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 24 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 2007

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Wellman (NAME)	SAME AS NEW OWNER (NAME)	MAP 043-13A
7006 OLD CLARKSVILLE PIKE (ADDRESS)	(ADDRESS)	PARCEL 050.00 CO
JOELTON, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Delilah Wilson, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William G. Wellman, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5-2 of Robin Hood Condominiums, a horizontal property regime established by Master Deed of record in Book 5388, at page 524, the Plat of which is of record in Plat Book 5200, at page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Dolly Sue Smith, Unmarried by Warranty Deed from Ester S. Dahl, Unmarried of record in Book 10124, page 127, Register's Office for Davidson County, Tn The said Dolly Sue Smith having since died August 5, 2004, a resident of Davidson County, Tennessee. Delilah Wilson executes this Instrument as Executrix and Devisee pursuant to the Last Will and Testament of Dolly Sue (Elias) Smith of record No. 04P1764 in the Seventh Circuit Court of Davidson County, Tennessee. Said property was devised to Delilah Wilson and Ronald Duane Elias. The said Ronald Duane Elias having since died.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 323 Forest Park Rd. Bldg 5 Unit2, Madison, Tn 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 8th day of February, 2007

Delilah Wilson, Executrix
of the Estate of Dolly Sue (Elias) Smith

Delilah Wilson, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Delilah Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged himself to be the Executrix of the Estate of Dolly Sue (Elias) Smith, Deceased , the within named bargainor and that she as such Executorix being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Delilah Wilson, Executorix of the Estate of Dolly Sue (Elias) Smith, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 8th day of February, 2007.

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mary Birthright
Notary Public

My Commission Expires: 11/24/07

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delilah Wilson as Devisee under the Last Will and Testament of Dolly Sue (Elias) Smith, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 8th day of February, 2007.

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Mary Birthright
Notary Public

My Commission Expires: 11/24/07