WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/07 08:06 2 pgs
Fees:13.00 Taxes:201.65
20070214-0018479

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$54,500.00.**

Affiant

Subscribed and sworn to before me this 13th day of February, 2007.

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

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:
Crystal Thomas	Martha F. Wilson	094-01-0-458.00
1506 Electric Avenue	304 42nd Avenue North	
Nashville, TN 37206	Nashville, TN 37209	

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, **Martha F. Wilson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Crystal Thomas** ~~and Daniel Colon, both~~ **unmarried** ~~persons~~, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Hal E. Wilson joins in this conveyance to convey and and all marital rights he may have in and to said property.

Being Lot No. 67 on the plan of Shelby Village, No. Two, of record in Book 1835, page 48, as amended in Book 1977, page 205, and in Book 2040, page 493, and in Book 2032, page 191, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hal E. Wilson, by deed from Billy Wayne Wilson, on August 23, 1989, of record in Book 7927, page 551, Register's Office for Davidson County, Tennessee. And further conveyed to Martha F. Wilson by Quitclaim Deed from Hal E. Wilson of record in Book 8380, page 866, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 48, as amended in Book 1977, page 205; and Book 2040, page 493; and Book 2032, page 191, Register's Office Davidson County, Tennessee.

This is improved property known as: **1506 Electric Avenue, Nashville, TN 37206**

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 February 13, 2007.

Martha F. Wilson

Hal E. Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martha F. Wilson and Hal E. Wilson, wife and husband** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 13, 2007

My commission expires 4-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY