WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/07 11:08 2 pgs
Fees:13.00 Taxes:499.50
20070402-0038848

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $135,000.00.

Affiant

Subscribed and sworn to me on March 30, 2007.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22393SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David Mason Wimberley Jennifer Helm Wimberley Josh Wimberley 252 37th Avenue, North Nashville, TN 37209	PINNACLE NATIONAL BANK 211 COMMERCE STREET SUITE 300 NASHVILLE, TN 37201	92-13-378

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tim R. Wilson, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto David Mason Wimberley and wife, Jennifer Helm Wimberley as to a 50% undivided interest and Josh Wimberley, unmarried, as to a 50% undivided interest, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 184 on the Map of Hortense Place of record in Book 161, page 167, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 184 fronts 50 feet on the east side of 37th Avenue, North, formerly Pilcher Avenue, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Tim R. Wilson by Deed from Jewelene M. Luna of record as Instrument No. 20011009-0109862 in the Register's Office for Davidson County, Tennessee.

The subject property is not now nor has it ever been used as the primary residence of the Grantor herein.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 252 37th Avenue, North, Nashville, TN 37209.

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 GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 our hands on March 29, 2007.

Tim R. Wilson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 29, 2007, before me personally appeared Tim R. Wilson to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on March 29, 2007.

NOTARY PUBLIC

My Commission Expires: 5/22/10

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE