WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/07 14:37 2 pgs
Fees:13.00 Taxes:133.20
20070510-0056423

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $36,000.00

Affiant

Subscribed and sworn to before me this 4th day of May, 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:
Michael Hudson	SAME	092-06-0-460.00
2512 Batavia Street		
Nashville, TN 37206		

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 **Michael Hudson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 52 on the plan of Faulconer and Ashcraft's Subdivision, of record in Book 57, page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot fronts 35 feet on the northerly side of Batavia Street and runs back between parallel lines to an alley, 160 feet.

Being the same property conveyed to Wilson Enterprises, Inc., by deed from Cumberland Bank, on July 10, 2006, of record in Instrument Number 200607140084715, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Sbject to all matters as shown on the Plan of record in Book 57, page 121, Register's Office Davidson County, Tennessee.

This is improved property known as: **2512 Batavia Street, 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 May 1, 2007.

Wilson Enterprises, Inc.

By Hal Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of May, 2007, 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.

HAL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires:

9-22-07