Davidson County DEEDWARR
Recvd: 07/06/07 09:36 1 pgs
Fees:13.00 Taxes:869.50

20070706-0080561

WARRANTY DEED

AT-2007027

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of July, 2007.

(Affix Seal) Notary Public

My Commission Expires: **6-12-11**

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ann M. Chalos	SAME	104-15-0 377.00
2817 West End Avenue, Suite 128-411		
Nashville, TN 37203		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Darrin D. Wilson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ann M. Chalos, an unmarried woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of E. C. Scruggs Subdivision of Lot No. 24, Blair Plan, as of record in Book 547, page 171, Register's office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the northerly margin of Woodlawn Drive (formerly Belair Avenue) and extends back between parallel lines 145 feet to a line in the rear on which it measures 50 feet.

Being the same property conveyed to Darrin D. Wilson by Warranty Deed from Alexander Harlow Dewey, an unmarried person dated May 11, 2007 recorded May 11, 2007 in Instrument # 20070511-0056631, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2716 Woodlawn Drive, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 3rd day of July, 2007

Darrin D. Wilson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Darrin D. Wilson , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 3rd day of July, 2007.

Notary Public

My Commission Expires: 6-12-11