Davidson County DEEDWARR
Recvd: 07/17/07 12:05 2 pgs
Fees:13.00 Taxes:557.59

20070717-0084993

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-07600194

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 25th day of JUNE, 2007

Notary Public

MY COMMISSION EXPIRES: 02-17-08

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE BEDFORD CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAUREN E. COVEY 521 ST. PAUL DRIVE HERMITAGE, TN 37076	Lauren Covey 521 St. Paul Dr. Hermitage, TN 37076	07504013900

FOR AND IN 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,

WILLIAM JOSEPH WILSON AND WIFE, BETH WILSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LAUREN E. COVEY AND HUSBAND, AARON K. COVEY

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 Lot No. 350 on the plan of Section Six, Tulip Grove, of record in Book 4460, page 19, Register's Office for said County.

Said Lot No. 350 fronts 93.79 feet on the Easterly margin of St. Paul Drive and extends back 148.90 feet on the Southerly line and 147.29 feet on the Northerly line to a dead line in the rear, measuring 92.06 feet thereon.

Being the same property conveyed to William Joseph Wilson, married by Warranty Deed from Nancy Rogers, unmarried dated 02/09/06 and recorded 02/13/06 in Instrument No. 20060213-0017465, also being the same property conveyed to Nancy Rogers by Warranty Deed from Secretary of Housing and Urban Development dated 06/13/88 and recorded 06/15/88 in Book 7573, page 308, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **521 ST. PAUL DRIVE, HERMITAGE, TN 37076**
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 our hands this 25th day of JUNE, 2007.

WILLIAM JOSEPH WILSON

BETH WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM JOSEPH WILSON AND WIFE, BETH 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 25th day of JUNE, 2007.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2007.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2007.

Commission Expires:_____

_____
Notary Public