Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/04/08 08:43 2 pgs
Fees:13.00 Taxes:240.50
20080104-0000878

ADDRESS NEW OWNER:
Leon L. Wilson
3304 Chesapeake Circle
Nashville, Tennessee 37207

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Homecomings Financial LLC
2101 Rexford, Suite 168W
Charlotte, NC 28211

MAP 50-10
GROUP
PARCEL 115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Timothy L. Wilson, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Leon L. Wilson, unmarried** hereinafter called the GRANTEE, his 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. 37B on the Plan of Zone Lot Division of Lots 8-11, 35-37, 54-62, Section Three, Chesapeake Homes (erroneously referred to a Cespeake Homes), of record in Plat Book 5200, page 770, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy L. Wilson, unmarried by deed from James s. Sweeney Sr. and Rita A. Sweeney, husband and wife, dated March 29, 2001 of record in Instrument No. 20010418-0038083, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **3304 Chesapeake Circle, Nashville, Tennessee 37207.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is 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 GRANTEE, and his 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 hand this the 31 day of December, 2007.

Timothy L Wilson

Timothy L. Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Timothy L. Wilson, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31 day of December, 2007

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me on this 31 day of December, 2007.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds