WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/08 09:22 2 pgs
Fees:13.00 Taxes:444.00
20080318-0027075

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Mary Jo Hark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2008

M L Hickerson
Notary Public

MY COMMISSION EXPIRES: 8-9-09
(AFFIX SEAL)

M. L. HICKERSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Chambers	REGIONS MORTGAGE	148-13-185
(NAME)	(NAME)	
5018 Packard Drive	2050 PARKWAY OFFICE CR	
(ADDRESS)	(ADDRESS)	
Nashville, TN37211	BIRMINGHAM AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Elizabeth G. Wilson, an unmarried woman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Chambers and wife, Lori Chambers, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 79 on the Plan of Fairlane Park, of record in Plat Book 2331, page 108, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roy A. Wilson and wife, Elizabeth G. Wilson by warranty deed of Charles M. Sivley and wife, Alice F. Sivley of record in Book 5305, page 166, conveyance dated June 26, 1978, Register's Office of Davidson County, Tennessee. The said Roy A. Wilson having since died 07/24/2007 and by operation of law said property vested in Elizabeth G. Wilson.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2008 County Tax a lien against said property but are not yet due and payable. Map 148-13 Parcel 185 Restrictive covenants of record in Book 2548, page 355 and Book 2498, page 571, said Register's Office. Subject to all matters appearing of record in Plat Book 2331, page 108, said Register's Office. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 6181, page 58, said Register's Office.

This property, known as 5018 Packard Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 14th DAY OF MARCH, 2008.

Elizabeth G. Wilson

Elizabeth G. Wilson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth G. Wilson, with whom I am personally acquainted (or provided 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, this the 14th day of March, 2008.

Notary Public

My Commission Expires: 06/27/09

(SEAL)

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 27, 2009