Davidson County DEEDWARR
Recvd: 04/18/08 16:21 10 p
Fees:53.00 Taxes:2886.00
20080418-0039886

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $780,000.00. **Affiant** Subscribed and sworn to before me, this 18 day of April, 2008. Notary Public My Commission Expires:

WESLEY D. TURNER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 22, 2010

Address New Owner As Follows: John Hadley and wife, Melanie Hadley 406 Glen Cove Drive Clarksville, TN 37043	Send Tax Bills To: SAME	Map-Parcel Number: 104-11-0-111.00 24W 06555

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TANDY W. WILSON, III, TANDY W. WILSON, IV AND**

WIFE, CONNIE MORRISON WILSON, RONALD NOLAN SHERRILL, being one and the same as Ronald Nolen Sherrill, AND WIFE, ELEANOR WILSON SHERRILL, JEFFREY DOTY WILSON AND STEVEN EARL WILSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN HADLEY AND WIFE, MELANIE HADLEY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 10 on the Plan of the subdivision of Hamilton Parks 10-28/160 acre tract, as of record in Book 161, page 160, Register's Office for Davidson County, Tennessee.

Said westerly half of Lot No. 10 fronts 50 feet on the north side of Jones Avenue or East Street, and runs back between parallel lines 308 1/2 feet, more or less, to an alley.

Being the same property conveyed to Tandy W. Wilson, III and wife, Eleanor W. Wilson by deed from Elizabeth McQuiddy Shacklett of record in Book 3649, page 191, Register's Office for Davidson County, Tennessee; Tandy W. Wilson, III and wife, Eleanor W. Wilson having conveyed to Tandy W. Wilson, IV and wife, Connie Morrison Wilson, an undivided interest, Ronald Nolan Sherrill, being one and the same as Ronald Nolen Sherrill, and wife, Eleanor Wilson Sherrill, an undivided interest, Jeffrey Doty Wilson, an undivided interest and Steven Earl Wilson, an undivided interest, by deed of record in Book 5184, page 785, Register's Office for Davidson County, Tennessee, Eleanor W. Wilson having since died.

The subject property is not the usual place of residence of any of the Grantors or their spouses.

This conveyance is made subject to:

1. 2008 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 161, page 160, Register's Office for said County.

3. Air Conditioner and Pad Encroachment Easement of record as Instrument No. 20080416-0038386, Register's Office for Davidson County, Tennessee.

4. Unrecorded leases to apartment tenants of the property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 2120 Fairfax Avenue, 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 18 day of April, 2008.

[SIGNATURES SHOWN ON FOLLOWING PAGES]

Tandy W. Wilson, III

STATE OF MISSISSIPPI)
COUNTY OF Lowndes)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TANDY W. WILSON, III,** the within named bargainor, 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, at office, this 17 day of April, 2008.

Notary Public

My Commission Expires: 9/26/08

NICOLE K. PRICE, LOWNDES COUNTY, MS NOTARY PUBLIC My Commission Expires September 26, 2008

Tandy W. Wilson, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TANDY W. WILSON, IV,** the within named bargainor, 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, at office, this 18 day of April, 2008.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Connie Morrison Wilson

Connie Morrison Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CONNIE MORRISON WILSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of April, 2008.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Ronald Nolan Sherrill

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONALD NOLAN SHERRILL,** the within named bargainor, 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, at office, this 17th day of April, 2008.

Notary Public

My Commission Expires: 12/05/2009

MELANIE C. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Eleanor Wilson Sherrill

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELEANOR WILSON SHERRILL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of April, 2008.

Melanie C. Baxter
Notary Public

My Commission Expires: 12/05/2009

MELANIE C. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Jeffrey Doty Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY DOTY WILSON,** the within named bargainor, 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, at office, this 18 day of April, 2008.

Notary Public

My Commission Expires: _____



My Commission Expires NOV. 22, 2010

Steven Earl Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN EARL WILSON,** the within named bargainor, 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, at office, this 18 day of April, 2008.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010