File By
24B

WARRANTY DEED

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $39,000.00.

Affiant

Subscribed and sworn to before me this 10th day of July, 2008.

Elizabeth Maison
Notary Public
My Commission expires: 4.15.12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Byrd Remodeling, Inc.	Same as Owner	118-04-0-183.00
113 Eagleville Dr		
Eagleville TN 37060-4241		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wilson Enterprises, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Byrd Remodeling, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the West 150 feet of Lot No. 26 on the plan of Rosedale Subdivision, of record in Book 547, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of lot fronts 50 feet on the east side of Klein or Kline Avenue and runs back between parallel lines 150 feet to an alley which is sometimes called the west margin of Caldwell Avenue extended.

Being the same property conveyed to Roberto Colmenares by deed from Wilson Enterprises, Inc. on September 8, 2004 of record in Instrument Number 20041217-0150389, Register's Office for Davidson County, Tennessee. And further conveyed to Roberto Colmenares and wife, Maria Elena Cedillo by Quitclaim Deed of record in Instrument Number 20050527-0060014, said Register's Office. And further conveyed to Wilson Enterprises, Inc. by Quitclaim Deed of record in Instrument Number 20080527-0053876, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 45, Register's Office Davidson County, Tennessee.

This is improved property known as: **2218 Kline Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 10, 2008.

Wilson Enterprises, Inc.

By Hal Wilson, secretary

Davidson County DEEDWARR
Recvd: 07/17/08 09:51 2 pgs
Fees:13.00 Taxes:144.30
20080717-0073284

STATE OF TENNESSEE

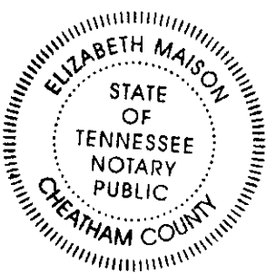
COUNTY OF DAVIDSON

On this 10th day of July, 2008, before me, appeared Hal Wilson to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Secretary of Wilson Enterprises, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Hal Wilson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Elizabeth Maison

NOTARY PUBLIC



My Commission Expires:

4.15.12