PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 07/22/08 09:44 2 pg
Fees:13.00 Taxes:1276.50

20080722-0074997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $345,000.00.

Affiant

Subscribed and sworn before me this the 18th day of July, 2008.

Notary Public
My commission expires: 4-22-10

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tim R. Wilson 314 Jocelyn Hollow Cir. Nashville, TN 37209	**Timothy R. Wilson** **610 West Meade Drive** **Nashville, TN 37205**	115-14-71

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Todd Franklin Victor and Shelley Gail Victor Hayes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ~~Tim R. Wilson~~ **Timothy R. Wilson, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 196 on the Plan of West Meade Farms, Inc., of record in Book 1835, page 125, Register's Office for said County.

Said Lot No. 196 fronts 151.5 feet on the southearsterly side of Jocelyn Hollow Circle, and runs back 391.7 feet on the northeasterly line and 393.5 feet on the southwesterly line to a dead line, measuring 103.3 feet thereon, said dead line being a broken line.

Being the same property converyed to Edward F. Victor and wife, Marjorie L. Victor, by Deed of record in Book 2698, page 153, said Register's Office.

The said Edward F. Victor having predeceased Marjorie L. Victor on November 30, 1981, and the said Marjorie L. Victor having since deceased on January 23, 2008. Todd Franklin Victor and Shelley Gail Victor Hayes being the sole heirs of the said Marjorie L. Victor, pursuant to the Last Will and Testament of Marjorie L. Victor, probated in case number 08P242 in the Seventh Circuit Court of Davidson County, Tennessee. The said Todd Franklin Victor and Shelley Gail Victor Hayes having been appointed Co-executors of the Estate of Marjorie L. Victor by Letters Testamentary issued under the above referenced case number.

Subject to all Easements and Restrictions and Restrictive Covenants of record.

THIS IS X IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 314 Jocelyn Hollow Cir., Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 18th day of July, 2008.

Todd Franklin Victor

Todd Franklin Victor, Co-executor

Shelley Gail Victor Hayes

Shelley Gail Victor Hayes, Co-executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Todd Franklin Victor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2008.

My commission expires: 09/25/10

CAVAN K MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shelley Gail Victor Hayes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2008.

My commission expires:
11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Todd Franklin Victor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Co-executor of the within named bargainor, The Estate of Marjorie L. Victor, and that he, as such co-executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Todd Franklin Victor as such co-executor.

Witness my hand and official seal this 18th day of July, 2008.

My Commission Expires: 9-19-09

CHRIS A. REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Shelley Gail Victor Hayes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Co-executrix of the within named bargainor, The Estate of Marjorie L. Victor, and that she, as such co-executrix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Shelley Gail Victor Hayes as such co-executrix.

Witness my hand and official seal this 18 day of July, 2008.

My Commission Expires:
11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public