Davidson County DEEDWARR
Recvd: 11/25/08 12:47 2 pgs
Fees:13.00 Taxes:727.98
20081125-0115479

Dav. Co. File Box 8

WARRANTY DEED

G-RA-08-912

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,750.00

Affiant

Subscribed and sworn ~~to before me, this~~ 21st DAY OF November, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEBORAH N. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick J. Gage	U.S. Bank Home Mortgage	
912 Locklayer Street (ADDRESS)	P. O. Box 20005 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Owensboro, KY 42304-0005 (CITY) (STATE) (ZIP)	82-13-64.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DAVID G. WILSON AND WIFE, SARAH WILSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICK J. GAGE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 30, BLOCK B, THE BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE NORTH HILL TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 72, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DAVID G. WILSON AND WIFE, SARAH WILSON BY WARRANTY DEED FROM GREGORY POLLARD, RECORDED ON THE 24TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050624-0072662, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

~~THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.~~

unimproved ( )
This is improved (X) property, known as 912 Locklayer Street, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of November, 2008.

David G. Wilson

Sarah Wilson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Wilson and Sarah 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of November, 2008.

Notary Public

My Commission Expires: 9/3/12

(SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903