Davidson County DEEDWARR
Recvd: 01/29/09 10:34 2 pgs
Fees:13.00 Taxes:399.60

20090129-0007651

DEBORAH Y. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$108,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF January, 2009.

Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NATHANIEL YARBOROUGH	Suntrust Mtg., Inc.	**052-02-0-061.00**
(NAME) **704 MCCARLEY AVENUE**	(NAME) 1001 Semmes Avenue	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, GUY E. WILSON AND WIFE, RHESSA L. WILSON**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHANIEL H. YARBOROUGH,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 and the west 25 feet of Lot No. 17 Block "D" on the revised map of Rainbow Terrace Subdivision as shown on plat of record in Plat Book 1130, page 85, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Guy E. Wilson and wife, Rhessa L. Wilson from Mildred April Wall, Shasta Young, Brittany Crotzer and Stephanie Wilz, being all the devisees under the Last Will and Testament of Larry D. Bringhurst by deed dated July 9, 2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the Plan of record in Plat Book 1130, page 85 and restrictive covenants/easements of record in Book 1380, page 88, said Register's Office and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **704 MCCARLEY AVENUE, MADISON, TN 37115**
(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 our hands this 16th day of January 2009.

Guy E. Wilson
GUY E. WILSON

Rhessa L. Wilson
RHESSA L. WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GUY E. WILSON AND RHESSA L. WILSON,** the bargainorS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January 2009.

My Commission Expires: **August 23, 2011**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN