03

Rudy Title

WARRANTY DEED

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 2/11/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Ste. 330, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don A. Berry	REGIONS BANK DBA REGIONS MORTGAGE	084 14 0 076
(NAME) 221 Graeme Drive	(NAME) 2050 PARKWAY OFFICE CIRCLE	
(ADDRESS) Nashville, TN 37214	(ADDRESS) BIRMINGHAM, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Montgomery Wilson, Jr., married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don A. Berry, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 150 on the Map of Donelson Hills, as of record in Book 2331, pages 22 and 23, Registers Office, Davidson County, Tennessee.

Beginning at a point on the northerly margin of Greene Drive, at the common corner of Lots 150 and 151; thence in a northerly direction along the line between said two lots, 175 feet to a point; thence in a westerly direction, 133.6 feet to a point on the easterly margin of Theodore Drive; thence in a southerly direction along the margin of said Drive, 155 feet to a point; thence continuing around a curve in a southerly and easterly direction, 31.42 feet to a point on the northerly margin of Graeme Drive; thence in an easterly direction along the margin of the said Drive; 113.6 feet to the point of beginning.

Being the same property conveyed to JAMES MONTGOMERY WILSON, JR., by deed from JUANITA W. POWELL, TRUSTEE OF THE JUANITA W. POWELL REVOCABLE LIVING TRUST AGREEMENT DATED AUGUST 31, 1995, JUANITA W. POWELL NOW BEING JUANITA W. POWELL BRADLEY, of record as Instrument No. 20040528-0063263, dated May 26, 2004, said Register's Office.

This conveyance is subject to: 2009 taxes, a lien, but not yet due and payable; and all matters appearing on the plan of record in Plat Book 2331, page 22 and 23, said Register's Office.

Bethany Wilson, spouse of James Montgomery Wilson, Jr., joins in the execution of this instrument to convey her marital interest in the subject property.

This is improved X property, known as unimproved

221 Graeme Drive, Nashville, TN 37214
(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.

BILL GARRETT, Davidson County
Trans:T20090040800 DEEDWARR
Recvd: 06/18/09 13:49 2 pgs
Fees:13.00 Taxes:586.45
20090618-0056889

Witness my hand this 15th day of June, 2009.

James Montgomery Wilson, Jr.

Bethany Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Montgomery Wilson, Jr. and wife, Bethany Wilson, the within named 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 office, this 15th day of June, 2009.

Notary Public

My Commission Expires:

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010