G-22958-8
Box 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100079673 DEEDWARR
Recvd: 12/20/10 08:29 2 pgs
Fees: 13.00 Taxes: 259.00
20101220-0100693

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Patricia Wilson
Affiant

Subscribed and sworn to before me, this the 15th day of December, 2010.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lloyd C. Wilson Patricia Wilson	Lloyd C. Wilson	Map119-13 Parcel 321.00
3007 Simmons Avenue	213 Norfolk Lane	
Nashville, TN 37211	Nolensville, TN 37135	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ralph Cruze and wife, Chaney Cruze

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lloyd C. Wilson and Patricia Wilson, husband and wife

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. 6, Block "B" on the Plan of Part One of Woodbine Courts, of record in Plat Book 1130, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ralph Cruze and wife, Chaney Cruze, by Deed dated January 8, 2004 from Sarah Elizabeth Nelson, unmarried, of record in Instrument No. 20040109-0003721, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Chaney Cruze, pursuant to a Power of Attorney executed by same on the 11th day of December, 2010, of record in Instrument No. 20101220010069 2, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **3007 Simmons Avenue, Nashville, TN 37211**

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 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 my/our hand(s) this **15th** day of **December, 2010.**

Ralph Cruze

Chaney Cruze by Ralph Cruze, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Ralph Cruze**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Chaney Cruze**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Chaney Cruze**, for the purpose therein contained, by signing the name of **Chaney Cruze**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **December, 2010**.

Notary Public

My Commission expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY