WARRANTY DEED

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $79,500.00.

Affiant

Subscribed and sworn to before me this 27 day of July, 20 11.

Notary Public
My Commission expires: 4-9-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Frank Stabile, II	~~SAME~~ Wells Fargo	083-01-0-457.00
5203 Kentucky Avenue	Box 10335	
Nashville, Tn 37209	Des Moines, IA 50306	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Martha F. Wilson, Executrix of The Estate of Hal E. Wilson, Jr.** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Frank Stabile, II and Nicholas Stabile**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of Resubdivision of the Northerly part of Lot No. 2 of Blosk A on the Map of Weakley Place Eastland, of record in Instrument Number 20040521-0059818, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Wilson Enterprises, Inc., by deed from Ronald A. Luzzo, Jr. and wife, Robbie A. Luzzo, of record in Book 17457, page 793, Register's Office for Davidson County, Tennessee. And further conveyed to Hal E. Wilson by Quitclaim Deed from Wilson Enterprises, Inc. of record in Book 10692, page 404, said Register's Office. The said Hal E. Wilson having died testate on April 16, 2010, a resident of Davidson County, Tennessee and his Last Will and Testament being admitted to probate by the Probate Court of Davidson County, Tennessee at Cause No, 10P772. Martha F. Wilson Qualified As Executrix of said Estate on May 17, 2010, and does execute this deed pursuant to the authority granted to her in aforesaid will.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20040521-0059818, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on the Prior Plan of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1007 B North 14th, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 25, 2011.

The Estate of Hal E. Wilson, Jr.

Martha F. Wilson Executrix
By Martha F. Wilson, Executrix

BILL GARRETT, Davidson County
Trans:T20110045545 DEEDWARR
Recvd: 07/27/11 14:08 2 pgs
Fees:13.00 Taxes:294.15
20110727-0057536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martha F. Wilson, Executrix of the Estate of Hal E. Wilson, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 25, 2011

My Commission Expires:
November 5, 2014

My commission expires _____

Notary Public

WILLIAM A. LITTLE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY