BOX 10-B

BILL GARRETT, Davidson County
Trans:T20110070142 DEEDWARR
Recvd: 11/07/11 12:01 2 pgs
Fees:13.00 Taxes:203.50
20111107-0086856

LEE A. 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 $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015.

(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
TERRY S. WILSON	**SAME**	**091-07-0-127.00**
(NAME) **5113 TENNESSEE AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(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, WILLIAM E. SANSOM AND WIFE, JAN D. SANSOM,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRY S. WILSON, UNMARRIED,** 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. 1024 of Block 175, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William E. Sansom, et ux, Jan D. Sansom, from Annie S. Ward, Margaret S. Lemm, and Juanita S. Condra by deed of record in Book 9473, page 965, dated September 12, 1994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney of Jan D. Sansom being recorded simultaneously herewith of record as Instrument No. 20111107 0086855, said Register's Office.

Unimproved ( )
This is improved(X) property, known as 5113 TENNESSEE AVENUE, NASHVILLE, TN 37209
(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 **7th** day of **November, 2011**.

WILLIAM E. SANSOM

Jan D. Sansom by Willi E Sansom ATTY IN FACT for JAN D. Sansom

JAN D. SANSOM
BY: WILLIAM E. SANSOM, ATTORNEY IN FACT FOR JAN D. SANSOM

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 **WILLIAM E. SANSOM**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of November, 2011.

My commission expires: May 5, 2015.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2011, before me personally appeared **WILLIAM E. SANSOM, ATTORNEY IN FACT FOR JAN D. SANSOM,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **JAN D. SANSOM** and who acknowledged that he executed the same as the free act and deed of **JAN D. SANSOM**.

Witness my hand and official seal at Nashville, Tennessee this 7th day of **November, 2011**.

My commission expires: MAY 5, 2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public