FILE BOX 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 86

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

BOOK 6961 PAGE 617

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

| NAME | | ADDRESS | |
|---|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | | MAP-PARCEL NUMBERS |
| Danny B. Wood | Nationwide Lending Group, Inc. | | 150-1 |
| (NAME) | (NAME) | | 119 |
| 513 Rural Hill Road | 1125 Troup Street | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | | 2D-40330 |
| Antioch, Tennessee 37013 | Augusta, Georgia 30904 | | |
| (CITY) (STATE) (P.O. 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, Ruth P. Smith, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny B. Wood, 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. 25 on the Plan of Edge-O-Lake Estates, Section 4, as of record in Book 3600, page 87, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Rural Hill Road at the common dividing line between Lots Nos. 25 and 26 on said plan; thence westerly along said dividing line 110 feet to a point; thence southerly 85 feet to a point in the northerly margin of Park Dale Drive; thence easterly along the northerly margin of said Park Dale Drive 85 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the westerly margin of Rural Hill Road; thence northerly along the westerly margin of said Rural Hill Road 60 feet to the point of the beginning.

Being the same property conveyed to Joseph Francis Smith and wife, Ruth P. Smith by deed of record in Book 4022, page 470, Register's Office for Davidson County, Tennessee. The said Joseph Francis Smith having since deceased.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existings easements and restrictions of record.

This is unimproved ( ) improved (XX) property, known as 513 Rural Hill Road, Antioch, Tennessee 37013
(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 my hand this 26th day of August, 19 86

~~Ruth P. Smith~~
Ruth P. Smith

CHECK 08/20/86 5199 6615

BOOK 6961 PAGE 618

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 Ruth P. Smith, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of August 19 86

Commission expires 7-18-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary, Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon his oath (their several oaths) acknowledged himself (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) (they) as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

3609 6

WARRANTY DEED

Ruth P. Smith, a widow
FROM

Danny B. Wood, unmarried
TO

IDENTIFICATION REFERENCE

AUG 28 8 06 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

CONTINUATION PAGE FOR WARRANTY DEED

This conveyance is subject to Restrictive Covenants of record in Book 3836, page 23 Register's Office for said County.

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6961 PAGE 619

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

77800.00 CAMT.
217.84 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 224.34
5198400/28/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

360096

IDENTIFT REFERENCE

AUG 28 8 06 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 288159