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REGISTER

303614

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36055
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dennis Earl Wood Susan Cordle Wood 5222 Old Hickory Boulevard Nashville, TN 37218	SAME

TAX MAP-PARCEL NUMBERS: 57-00-0-99 13D 50445

7502 02/01 0101 03CHECK 793.90

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Geoffrey M. Jones and spouse, Deborah A. Jones,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dennis Earl Wood and spouse, Susan Cordle Wood,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain tract of land in Davidson County, Tennessee, described (tract 2) according to a boundary survey by James Allen Crawford, Surveyor, Tennessee R.L.S. No. 1455 dated January 25, 1995(a copy of which survey is attached hereto as Exhibit "A" to this instrument), as follows:

BEGINNING at a point (existing iron pin) on the easterly margin of Old Hickory Blvd. Said point the northwesterly corner of the tract conveyed to George B. West (Book 5788, page 263, said Register's Office); thence, with the said easterly margin of said Old Hickory Blvd., North 08° 29' 55" East, 220.22 feet to a (existing iron pin) post, located on the southwesterly corner of the tract conveyed to Lonie Nicholson etux (Book 2033, page 386, said Register's Office); thence, leaving said Blvd. with Nicholson's southerly line, the following: South 80° 44' 57" East, 49.71 feet to a post; thence, North 84° 51' 58" East 368.81 feet, to a post; thence, North 60° 31' 01" East, 186.20 feet to a post; thence North 41° 06' 29" East 123.68 feet to a post; thence with the southerly and southeasterly lines of the property retained by the Grantor, shown as Tract I on said survey the following: South 57° 56' 07" East, 68.18 feet to a point; thence South 26° 53' 36" East, 38.90 feet to a point, thence, North 62° 26' 14" East, 124.76 feet to a point, thence, North 54° 10' 13" East, 73.83 feet to a point; thence, North 17° 35' 38" East, 33.81 feet to a point; thence, South 56° 28' 07" East 34.74 feet to a point; thence, North 70° 48' 10" East 91.86 feet to a point; thence, North 05° 34' 19" West, 34.13 feet to a point; thence, North 59° 02' 53" West 24.81 feet to a point; thence, North 73° 32' 53" East, 77.58 feet to a point; thence, North 73° 32' 53" East, 53.53 feet to a point' thence, South 85° 26' 43" East, 47.14 feet to a point; thence, South 50° 58' 46" East, 49.29 feet to a point; thence, North 57° 04' 38" East, 56,37 feet to a point; thence, North 16° 36' 10" East, 7.09 Feet to a point; thence, North 84° 38' 37" East, 206.68 feet to a iron pin; thence North 76° 52' 14" East, 217.78 feet to a set iron pin; thence, North 71° 46' 01" East, 310.35 feet to a set iron pin; thence, North 17° 50' 48" East, 60.81 feet to an iron pin; thence, with the southerly line of the tract conveyed to F. Louis Wolff etux (Book 7528, page 621 said Register's Office) the following: North 63° 19' 15" East, 162.40 feet to an iron pin; thence North 72° 50' 36" East, 94.37 feet to an iron pin; thence North 78° 59' 48" East, 155.04 feet, to an iron pin; thence North 77° 45' 26" East, 132.32 feet to a point; thence South 88° 07' 49" East, 57.46 feet to a pin; thence,

North 66° 44' 38" East 125.23 feet to a pin, located on the westerly line of the tract conveyed to Chester P. Craus, etux (Book 3158, page 288, said Register's Office); thence, South 01° 29' 48" East 540.71 feet with said Craus' westerly line to a corner post located on the northerly line of the tract conveyed to J. T. Owen etux (Book 931, page 680 said Register's Office); thence, with Owen's northerly line the following: South 73° 04' 34" West, 244.60 feet to a point; thence, North 86° 50' 36" West, 366.63 feet to an 18" Oak; thence, South 78° 32' 00" West, 729.46 feet to a corner post; thence South 77° 56' 54" West, 1448.84 feet with the northerly line of the tract conveyed to George B. West (Book 5788, page 263, said Register's Office to the point of beginning.

BEING part of the same property conveyed to Geoffrey M. Jones, etux, Deborah A. Jones by deed from Robert T. Thompson etux, Altie L. Thompson of record in Book 7896, page 285 and by Deed of Correction of record in Book 7954, page 383, Register's Office for Davidson County, Tennessee.

THIS conveyance is together with, as an appurtenance hereto and subject to, that certain easement for ingress and egress purposes of record in Book 8073, page 604, said Register's Office. Grantor further relinquishes and conveys to Grantee all of Grantors rights, if any, in that certain Easement Agreement recorded in Book 8073, page 604, with respect to the 5.52 acre tract being retained by Grantor.

GRANTOR hereby retains an appurtenant 10 foot wide ingress and egress easement for the benefit Tract No. I, as shown on said survey, the southerly line of which is described as follows:

> BEGINNING at a point on the easterly margin of Old Hickory Blvd., said point being located North 08° 29' 55" East, 210.22 feet from the northwesterly corner of the tract conveyed to George B. West (Book 5788, page 263, said Register's Office); thence, leaving said Blvd. South 80° 44' 57" East, 49.71 feet to a point; thence, North 84° 51' 58" East, 368.81 feet, to a point; thence, North 60° 31' 01" East 186.20 feet to a point; thence North 41° 06' 29" East, 123.68 feet to the southwesterly line of said Tract I on said survey.

The described easement is limited in use to access to one single family residence and shall terminate at such time as Grantor or a successor in interest of Grantor, acquires other means of access from a public road to Grantor's remaining property. Grantor covenants and agrees to cancel said easement of record upon acquiring such access.

GRANTOR further grants and conveys to Grantee a right of first refusal to match any good-faith third party offer to purchase the 5.52 acre, more or less, tract being retained by Grantor, which right of first refusal shall run with the land of Grantee. Grantee will be given actual written notice of such purchase offer, accompanied by a copy of the contract or proposed contract, and may elect, by giving Grantor actual written notice within seven business days after receipt of such notice, to purchase under the same terms. The refusal right shall not apply to a bona fide transfer which is not a sale for a valuable consideration and such transfer shall not extinguish the refusal right.

This is improved property, known as: 5222 Old Hickory Boulevard, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 1995.

Geoffrey M. Jones

Deborah A. Jones

State of Tennessee
County of Davidson

On this 31st day of January, 1995, before me the undersigned authority, personally appeared **Geoffrey M. Jones** and **Deborah A. Jones**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 207000.00

Affiant

Sworn and subscribed before me this 31st day of January, 1995.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

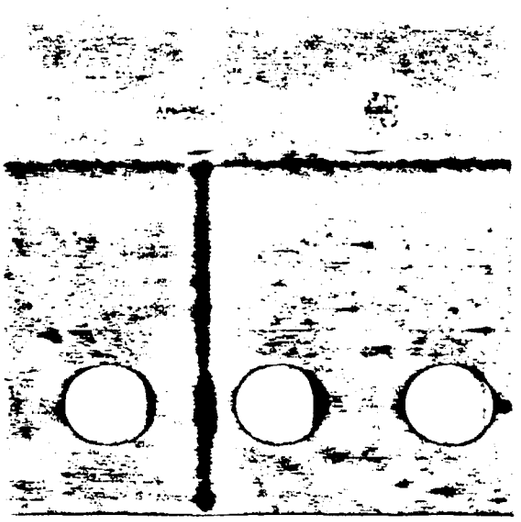
Book 9585

Page 232

MAP



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



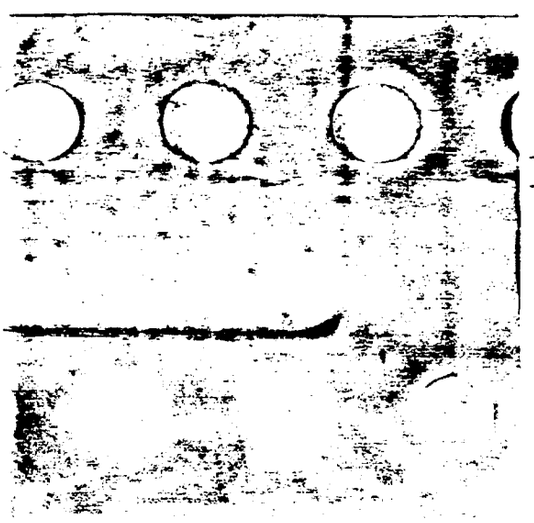
RECEIVED OF _____

FOR _____

BOOK 9585PG233

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



CAMT
207000.00
CON TX 765.90
PRFEE 1.00
WDEED 27.00
TOTAL ~~793.90~~
CHECK 793.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/95 01 14:07 0001 7602

30364
IDENTIF. ↑ REFERENCE

95 FEB -1 PM 2:06
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 877361