After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, TN 37086

BOOK 9846 PG 171

95 NOV -1 PM 2:42

011844.2

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **ROGER D. ROE and wife, BARBARA E. ROE** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **JACK T. WOOD** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 156 on the Plan of Hortense Place, of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Roger D. Roe and wife, Barbara E. Roe by deed from Timothy T. Sells and Timothy B. Stewart, dated June 6, 1995, recorded June 6, 1995, of record in Book 9692, page 643, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements and setback lines shown on plan of record in Plat Book 161, page 167, Register's Office for Davidson County, Tennessee; and to any and all existing easements and restrictions.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 27 day of October, 1995.

ROGER D. ROE

BARBARA E. ROE

STATE OF TENNESSEE
COUNTY OF [illegible]

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROGER D. ROE and BARBARA E. ROE, the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed for the purposes therein contained

Witness my hand and official seal this 27 day of October, 1995.

Melissa McBroom
Notary Public

My Commission Expires: 01/22/99

STATE OF TENNESSEE
COUNTY OF [illegible]

The actual consideration or value, whichever is greater, for this transfer is $97,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27 day of October, 1995.

Melissa McBroom
Notary Public

My Commission Expires: 01/22/99

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

3483 11/01 0101 03CHECK 367.90

MAP AND PARCEL NUMBERS: Map 92-13 Parcel 428.00

ADDRESS NEW OWNER:

Jack T. Wood
4037 Dodson Chapel
Hermitage, TN 37076

SEND TAX BILLS TO:

Huntington Mortgage Company
P.O. Box 182295
Columbus, Ohio 43218-2295

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

RECEIVED OF _____

FOR _____

BOOK 9846 PG 173

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 97000.00
CON TX 358.90
PRFEE 1.00
WDEED 8.00
TOTAL 367.90
CHECK 367.90

11/01/95 01 14:43 0001 3483

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011342
CROSS REFERENCE

95 NOV -1 PM 2:42
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 972121