BK 10826 PG

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Brian Jeffery Wood
3915 Buena Vista Pike
Nashville, TN 37218

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 59-10; Parcel Number 122.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **GLORIA G. SNOW, unmarried,** have bargained and sold and do hereby transfer and convey unto **BRIAN JEFFERY WOOD** and wife, **PAMELA DENISE INGRAM WOOD,** their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 46 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, page 13, Register's Office for said County.
>
> Said lot No. 46 fronts 75 feet on the easterly side of Ames Drive and runs back between parallel lines 135.15 feet to a line in the rear on which it measures 75 feet.
>
> BEING the same property conveyed to Gloria G. Snow, an unmarried person , by deed from W.L. Bainbridge Company of record in Book 4326, page 185, Register's Office for Davidson County, Tennessee.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants of record in Book 4230, page 545, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 4052 Ames Drive, Nashville, TN 37218

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1998 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 5th day of March, 1998.

Gloria G. Snow

GLORIA G. SNOW

10S26 967

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gloria G. Snow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 5th day of March, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$75,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of March, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH NOTARY PUBLIC

PICK-UP

IDENTIFICATION REFERENCE
98 MAR -6 PM 1:32

0409010

2234 03/06 0401 Recfee