Instr:200005030044491 Page: 1 OF 2
REC'D FOR REC 05/03/2000 9:52:06AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $714.10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00.

Emmett T. Wood IV
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of April, 2000.

Notary Public

My Commission Expires: 9-11-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Emmett T. Wood, IV
807 Russleo Drive
Nashville, Tennessee 37209

SEND TAX BILLS TO:
PHH Mortgage Services
3000 Leadenhall Road
Mt. Laurel, NJ 08054

MAP-PARCEL NUMBERS:
Map\Parcel: 103-05-0-017.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kip P. Roth and wife, Paula J. Roth** hereinafter referred to as Grantors, hereby transfers and conveys to **Emmett T. Wood, IV, an unmarried person,** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in ~~Williamson~~ DAVIDSON County, State of Tennessee described as follows, TO WIT:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 282 on the Plan of Horton Heights, Section "G", as of record in Book 2133, page 85, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KIP P. ROTH and wife, PAULA J. ROTH by deed from Ellis W. Fowler and wife, Yvonne B. Fowler of record in Book 10267, page 47, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2133, Page 282, Register's Office for Davidson County, Tennessee.

01716-JC

Restrictive covenants contained in an instrument of record in Book 2271, Page 112, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 807 Russleo Drive, Nashville, Tennessee 37209

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, his 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 28th day of April, 2000.

Kip P. Roth by Kathy P. Burkhalter, atty in fact
Kip P. Roth by Kathy P. Burkhalter, attorney-in-fact

Paula J. Roth by Kathy P. Burkhalter, atty in fact
Paula J. Roth, by Kathy P. Burkhalter, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy P. Burkhalter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that she is the attorney-in-fact for Kip P. Roth and wife, Paula J. Roth and who further acknowledged that she executed the forgoing instrument for the purposes therein contained by signing her name as the attorney-in-fact for Kip P. Roth and wife, Paula J. Roth.

Witness my hand and official seal this 28th day of April, 2000.

Notary Public

9-11-2001
My Commission Expires

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

01716-JC