Box 1

# WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF MAY, 2000.**

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Sara K. Ferguson** | **Bank of America, N.A.** | **95-12-34** |
| (NAME) **2501 Woodbury Drive** | (NAME) **P.O. Box 6012** | |
| (ADDRESS) **Nashville, TN 37214** | (ADDRESS) **Cypress, CA 90630-0012** | |
| (CITY) (STATE) (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, **Georgia E. Goode**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara K. Fergusonunmarried person**, 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:

Being Lot No. 226 on the Plan of Woodberry Park, as of record in Book 2133 Pages 117, 118, 119, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Woodberry Drive, at the corner of lots 225 and 226: thence southwardly with the line between said lots, 2298 feet to a point: thence north 71 deg. 15 min. west 341.2 feet to a point in the east margin of McGavock Pike: thence with the margin of the same and the curve of the same, northwardly 99 feet to a point, the beginning of a curve; thence around said curve, northeastwardly 38.4 feet to a point in the south margin of Woodberry Drive; thence with the margin of the same, and the curve of the same, eastwardly 215.5 feet to the beginning.

Being the same property conveyed to Henry A. Goode and wife, Georgia E. Goode by deed of record in Book 2448, Page 123, Register's Office for Davidson County, Tennessee.

The said Henry A. Goode having since deceased.

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

Instr:200006150059930 Page: 1 OF 2
REC'D FOR REC 06/15/2000 4:12:40PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.00

unimproved ☐

This is improved ☒ property, known as **2501 Woodbury Drive, Nashville, TN 37214**
(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/our hand(s)** this **26th day of May, 2000**.

Georgia E. Goode

Georgia E. Goode

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 and Georgia E. Goode the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that /they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 26th, day of May, **2000.**

Commission expires: 2/18/01

Notary Public

