This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 09/05/00 11:31 2pgs
Fees:11.00 Taxes:129.50
20000905-0087359

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Joe H. & Thelma Wood	Same	Map 52-16A
1301 Neelys Bend, Unit C-21		Par 21
Madison, Tennessee 37115		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Gary L. Flatt, Sr., unmarried, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to Joe H. Wood and wife, Thelma Wood, ("Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Apartment Unit No. C-21, of Neely's Bend Condominium created under Title 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.
>
> BEING the same property conveyed to Gary L. Flatt, Sr., unmarried, by deed from Philip E. Thompson, unmarried, of record in Book 11482, Page 103, Register's Office for Davidson County, Tennessee.

This is improved property known as 1301 Neelys Bend, Unit C-21, Madison, Tennessee.

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

And I, the Grantor, covenant with the Grantees that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except for taxes for the year 2000 which have been prorated and the payment thereof assumed by Grantees. This conveyance is also made subject to all restrictions and other matters

And I, the Grantor, further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to

said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of August, 2000.

Gary L Flatt Sr.

GARY L. FLATT, SR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary L. Flatt, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2000.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003

My commission expires:

_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $35,000.00

Joe H. Wood

AFFIANT

Subscribed and sworn to before me, this 25th day of August, 2000.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003

My commission expires:

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