#17185

RECORD & RETURN TO:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File # 16992SP

Davidson County DEEDWARR
Recvd: 03/29/01 14:03 3pgs
Fees:15.00 Taxes:573.50

20010329-0030393

WARRANTY DEED

Name and Address of New Owner: **Jonathan B. Wood** **5905 Old Harding Pike** **Nashville, Tennessee 37205**
Send Tax Bills To: **America's Wholesale Lender** **750 Old Hickory Blvd., Suite 130** **Brentwood, TN 37027**
Street Address of Subject Property: **Map-Parcel No:** **5905 Old Harding Pike** **Map 130-1** **Nashville, Tennessee 37205** **Parcel 024.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **D. Andrew Saulters, and wife, Margaret L. Saulters,** hereinafter called **"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto **Jonathan B. Wood, unmarried** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 12 on the unrecorded subdivision of Tract A-2 of the Revised Plan of Highlands of Belle Meade No. 2 of record in Book 843, page 18, Register's Office for Davidson County, Tennessee, described according to a survey by Blanchard and Parrish, Engineers, November, 1939, as follows:
>
> Beginning at a point in the easterly margin of Old Harding Road, which is 40 feet wide, at the corner of Lots Nos. 11 and 12 in said unrecorded plan; thence with the line between said lots, eastwardly 272 feet to the westerly right-of-way line of the N.C. & St.L. Railroad; thence with the said right-of-way, southwardly 101.1 feet to the corner of Lots Nos. 12 and 13; thence with the line between said lots, westwardly 287.5 feet to the easterly margin of Old Hickory Road; thence with the

easterly margin of said Road, northwardly 100 feet to the beginning.

Being the same property conveyed to D. Andrew Saulters and wife, Margaret L. Saulters, by Deed from Christian G. Albert of record in Book 9536, page 760, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. Easement for 50 foot right of way for Nashville Chattanooga and St. Louis Railroad.

3. Right of way for flow of creek across the rear part of Lot in Book 1416, page 373, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 5905 Old Harding Pike, Nashville, TN 37205

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 GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 our hands this 23rd day of March, 2001.

D. ANDREW SAULTERS

MARGARET L. SAULTERS

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 D. Andrew Saulters and wife, Margaret L. Saulters, 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 this 23rd day of March 2001.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

My Commission Expires:_____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of March 2001.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

My commission expires:_____