RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39803** **FILE BOX "7"**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/01 08:31 2pgs
Fees:11.00 Taxes:913.90

20010604-0057394

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 247,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 27TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

My Commission Expires SEPT. 28, 2002

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ALFHONSE DAVIS **c/o FOX RIDGE HOMES** **5115 Maryland Way** **Suite #300** **Brentwood, TN 37027**	**S A M E**	**130-7-65** **BM 1815**

FOR AND IN 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 **MARIA M. WOOD, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALFHONSE DAVIS**

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:

Land in Davidson County, Tennessee and being the northerly part of Lot No. 186 on the plan of Re-Subdivision Parts of Royal Oaks as of record at Book 421, pages 102 and 103, as revised at Book 974, pages 4 and 5, Register's Office for said County, and described as follows:

Said northerly part of said lot fronts 101 feet on the westerly margin of Lynwood (Lynnwood as per tax and mailing authorities) Boulevard and extends back 275 feet on the northerly line and 277 feet, more or less, on the southerly line to a dead line in the rear on which it measures 100 feet.

BEING the same property conveyed to Maria M. Wood by deed from William Brownlee Ferguson, IV, an unmarried person, of record in Book 9994, page 935, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **711 Lynnwood Boulevard, Nashville, Tennessee 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 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 HAND THIS 27th DAY OF APRIL, 2001.

MARIA M. WOOD

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 MARIA M. WOOD, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28, 2002