WARRANTY DEED

THIS INDENTURE, made and entered into this **23rd** day of **July, 2001,** by and between **Dana M. Phillips-Tucker and husband, Brooks R. Tucker**, party of the first part, and **Dawna Wood and husband, Keith Wood** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of **Tennessee**.

Davidson County DEEDWARR
Recvd: 07/25/01 11:07 3pgs
Fees:18.00 Taxes:518.00

20010725-0078872

Parcel #: 86/03/75.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered,

EXCEPT for subdivision restrictions, building lines and easements of record as shown in Plat Book **8250,** Page **524**, in said Register's Office, and except for any **2001** City of **Hermitage**, and **Davidson** County taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Dana M Phillips-Tucker

Dana M. Phillips-Tucker

Brooks R. Tucker

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dana M. Phillips-Tucker and husband, Brooks R. Tucker** to me known to the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **23** day of **July, 2001**.

Notary Public

My commission expires:_____

NOTARY PUBLIC AT LARGE Comm. exp. 3-18-2002 GINNY L. KATRICKA BEDFORD COUNTY, TENNESSEE

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Property address: **529 Old Lebanon Dirt Road**
Hermitage, Tennessee 37076

Owner's name: **Dawna Wood**
Keith Wood
and address: **529 Old Lebanon Dirt Road**
Hermitage, Tennessee 37076

Mail tax bills to, (Person or Agency responsible for payment of taxes)
same as property

This instrument prepared by:
Elite Title Company, LLC
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

File No.: 6-010223

Return to: **Elite Title Company, LLC**
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$140,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **23** day of **July, 2001**.

Notary Public

My Commission Expires_____

NOTARY PUBLIC AT LARGE Comm. exp. 3-18-2002 GINNY L. KATRICKA BEDFORD COUNTY, TENNESSEE

(FOR RECORDING DATA ONLY)

Exhibit "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Being Lot No. 2 on the Final Plat, Resubdivision of Lot No. 2 of the Resubdivision of Burris and Smith Properties, Tuckers Run, which plan is of record in Insturment No. 20001122-0115322 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dana M. Phillips from James Douglas Burris and spouse, Lucinda Loyd Burris by Warranty Deed dated December 15, 1997 and recorded in Book 10725, page 250, Register's Office Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 8250, page 524, Register's Office for Davidson County, Tennessee.

Parcel No: 86/03/75.00