Davidson County DEEDWARR
Recvd: 07/10/02 14:52 2pgs
Fees:13.00 Taxes:351.50
20020710-0083145

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WARRANTY DEED

This Indenture made this **28th** day of **June, 2002** between **Ronald L. Wood, ,** GRANTOR, and **Ruth Rowland, married ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

BEING Lot No. 5, Leonard Heights, recorded in Plat Book 2330, page 15, Register's Office for Davidson County Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ronald L. Wood by Warranty Deed from Jason H. Rowland and wife, Ruth M. Rowland of record in Book 11161, page 561, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 2330 page 15, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 2346, page 291, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 3708 Tibbs Drive Nashville, Tennessee 37211

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **28th** day of **June, 2002.**

Ronald L. Wood by Donna L. Russell as attny in fact.

Ronald L. Wood

County of Davidson

State of Tennessee

On the 28th day of June, 2002, before me personally appeared Donna G. Purcell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald L. Wood, as his/her attorney in fact and acknowledged that Donna G. Purcell executed the same as the free act and deed of the said Ronald L. Wood. Said Power of Attorney being recorded in Book **, page **, Register's Office for said County and State.

**Instrument Number 20020710-0083KH

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $95000

Affiant

Subscribed and sworn before me this 28th day of June, 2002.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Ruth Rowland
3708 Tibbs Drive
Nashville, Tennessee 37211

Send Tax Bills to:
CTX Mortgage Company, LLC
P.O. Box 199114
Dallas, Texas 75219-0114

Map & Parcel Number:

Map 133-06 Parcel 201