THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

FILE BOX 45

WARRANTY DEED

THIS INDENTURE, made this 12th day of July, 2002 between **TROY LYNN WOOD AND WIFE, JANA LYNN WOOD** of **DAVIDSON** County, Tennessee, First Parties, and

Debora L. Margrave and husband George E. Margrave

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2002 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

TROY LYNN WOOD

JANA LYNN WOOD

Davidson County DEEDWARR
Recvd: 08/14/02 14:35 3pgs
Fees:18.00 Taxes:517.63
20020814-0098543

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **TROY LYNN WOOD**, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of July, 2002.

Notary Public
Printed name: Shirley F. Wallace

My commission expires: October 3, 2005
(NOTARY SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JANA LYNN WOOD**, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of July, 2002.

Shirley F. Wallace
Notary Public
Printed name: Shirley F. Wallace

My commission expires: October 2, 2005
(NOTARY SEAL)

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Debora L. Margrave
1700 Aaronwood Drive
Old Hickory, TN 37138

RESPONSIBLE TAXPAYER:
Mortgage Investors Group
8320 East Walker Ln S-200
Knoxville, TN 37923

CLT# _____

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 139,900.00.

Melissa L. White (AFFIANT)

Subscribed and sworn to before me, this 12th day of August, 2002.

Notary Public
Printed Name Zana C. Petty

My commission expires 3/29/03

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

FILE BOX 45

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS) OF RECORD IN PLAT BOOK 6900, PAGES 550, 551 AND 552, CERTIFICATE OF CORRECTION IN BOOK 7462, PAGE 445 AND AMENDMENT TO CHANGE NAME IN BOOK 8181, PAGE 112, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TROY LYNN WOOD AND WIFE, JANA LYNN WOOD BY DEED FROM ARLIE D. BRAGG AND WIFE, JOYCE E. BRAGG, OF RECORD IN BOOK 10610, PAGE 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SIGNED FOR IDENTIFICATION:

TROY LYNN WOOD

JANA LYNN WOOD