Deal # 4616

Davidson County DEEDWARR
Recvd: 10/14/02 13:50 4pgs
Fees:23.00 Taxes:625.30
20021014-0125980

After Recording Return To:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No. 21-4616

RETURN TO:
TRANSCONTINENTAL TITLE CC
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 10(
NASHVILLE, TN 37214

Maximum Principal Indebtedness
For Tennessee Recording Tax
Purpose Is $ 169,000

WARRANTY DEED

New Owner/ Property Being Conveyed
DONNA WOOD
5100 Idaho Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner

Map & Parcel:
103-3/92.00

This instrument, made and entered into on this the 31 day of July 2002, by and between, KAY C. GRAY married to BUDDY DEFORD, Parties of the First Part, and DONNA WOOD, a unmarried woman Parties of the Second Part.

WITNESSETH: That for and in consideration of the sum of $ 169,000 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Parties of the First Part has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Parties of the Second Part, their successors and assigns, the following described real estate:

See Exhibit "A"

PROPERTY ADDRESS: 5100 Idaho Avenue, Nashville, TN

TO HAVE AND TO HOLD unto the said Parties of the Second Part, his successors and assigns, in fee simple forever.

And the said Parties of the First Part covenants with the Parties of the Second Part, their successors and assigns, that they are lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that they, the Parties of the First Part, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Parties of the First Part has hereunto set her hand and seal on this the date first above written.

KAY C. GRAY

STATE OF TENNESSEE }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, KAY C. GRAY, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 1 day of August, 2002.

Notary Public
My Commission Expires 2006

BILLY W. WINSTEAD II NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

IN WITNESS WHEREOF, this Parties of the First Part has hereunto set his hand and seal on this the date first above written.

BUDDY DEFORD

STATE OF TENNESSEE }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, BUDDY DEFORD, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 1 day of August, 2002.

Notary Public
My Commission Expires 2006

NSTEAD II NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

I, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $169,000, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the ____ day of August, 2002.

My commission expires: 2006

Notary Public

BILLY W. WAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Donna Wood
5100 Idaho
Nashville TN 37209

No title search was preformed on the subject property. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, **Being** Lot No. 1 on the subdivision plan **entitled** "**5100 Idaho** Avenue" of record in **Instrument** No. 20010928-0105103 at the **Register's Office for Davidson** County, Tennessee. Subject Property described as **follows:**

Beginning at a Point on the Northerly margin of Idaho Avenue approximately 95 feet west from a return at the intersection of 51ST Avenue North and Idaho Avenue.
Thence North 01 degrees 53'00" West 85.56 **feet to a point;**
Thence North 88 degrees 07'00" East 120.00 **feet to point;**
Thence South 01 degrees 53'00" East 50.56 **feet to a point;**
Thence with a curve to the right with a delta of 90 degrees 00'00", a radius of 25.00 feet, **a arc length of 39.27 feet, a chord bearing and distance of South 43 degrees** 07'00" West **35.36 feet to a point;**
Thence South 88 degrees 07'00" West 95.00 **feet to the Point of Beginning containing 0.23 Acres or 10,133.07 Square Feet.**

Being the Same Property Conveyed to Kay C. Gay By Deed from the Estate of Margaret Hopton Storey + William Franklin Storey, Jack Hopton Storey + James Herald Storey, Dated 10/17/2000 + recorded October 19, 2000, in Book 20001019 Page 0103969 in Davidson County