03

Realty Title 48-A

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**P. O. Box 1369**
**Brentwood, TN 37024**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration or value, whichever is greater, for this transfer is $95,000.00**

**Affiant**

**Subscribed and sworn to before me, this 5 day of December, 2002.**

**Notary Public**
**My commission expires: 03/14/05**

Davidson County DEEDWARR
Recvd: 12/16/02 08:53 2pgs
Fees:13.00 Taxes:351.50

20021216-0154229

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| William Scott Woodford | First Horizon Home Loan | 128-13-0-A 212.OOCO |
| 212 Westfield Drive | P.O. Box 146 | |
| Nashville TN 37221 | Memphis, TN 38101 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shannon Wayne Fiser, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William Scott Woodford, hereinafter called the Grantees, their successors 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, being Unit No. 212 on the Plan of Westfield Condominiums (formerly The Hamlet) of record in Book 6250, Page 590, amended in Book 6250, Page 748, and as shown on the Master Deed of record in Book 6678, Page 771, amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, and Book 7271, Page 256, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shannon Wayne Fiser, an unmarried man, by deed from Jeffrey L. Brothers and wife, Tracy Marie Brothers of record in Book 11640, Page 69, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 212 Westfield Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of December, 2002.

Shannon Wayne Fiser

Shannon Wayne Fiser

STATE OF FLORIDA
COUNTY OF Alachua

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shannon Wayne Fiser, with whom I am personally acquainted, and who acknowledged executed the within instrument for the purposes therein contained

Witness my hand in Gainesville, FL, this 3rd day of December, 2002.

Catherine R. Hargreaves
Notary Public

My Commission expires 6/4/2006

Catherine R. Hargreaves
MY COMMISSION # DD097620 EXPIRES
June 4, 2006
BONDED THRU TROY FAIN INSURANCE, INC.