23-1-042

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **4th** day of **February, 2003** by and between **Mildred W Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust** , herein after referred to as GRANTOR, and **Mark Canfield, a married man James E. Templeton and wife, Dona Templeton**, herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of the Lot No. 7 in the Division of Drake Lands, a plan of which is recorded in Minute Book "J" pages 396 and 397, County Court for said County, described according to a survey made by C.J. Carney, Surveyor, April 21, 1956 as follows:

BEGINNING at a point on the easterly margin of Drake Creek Road, also known as Drake's Branch Road, at the intersection of said road and the north boundary line of a part of Lot No. 7 conveyed to Charles Mills and wife, by Joe Clinton Drake and wife, by deed of record in Book 1785, page 483, Register's Office for said county; thence with the easterly margin of said road N 14 degrees West 129.6 ft to an iron pipe; thence N 78 degrees 30 minutes East 241 ft to an iron pin; thence S 12 degrees 30 minutes East 178.1 ft. to an iron pipe in the northern boundary of said Charles Mills' property; thence with the northern boundary line of said Mills' property, N 89 degrees West 245 ft. to the beginning, containing 0.86 acres, more or less.

Being a portion of the property conveyed unto Mildred W. Davis and Gloria W. Luttrell in their capacities as Co-Trustees of THE WOODROOF FAMILY TRUST by Warranty Deed from Gloria W. Luttrell and Mildred W. Davis, Co-Executrixes of the Estate of Hattie Woodroof, dated January 23, 1987, of record in Book 7115, page 912 of the Register's office of Davidson County, Tennessee. Previously being the same property conveyed to Hettie Woodroof (now deceased) by deed from Ross M. Raymer and wife, Ramona N. Raymer, of record in Book 4283, page 871, Register's office of Davidson County, Tennessee.

This is improved/unimproved property known as: 5000 Drakes Branch Road, Nashville, TN 37218

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Mildred W. Davis
Mildred W Davis
Signature of Seller

Gloria W. Luttrell
Gloria W. Luttrell
Signature of Seller

Davidson County DEEDWARR
Recvd: 02/11/03 10:42 2pgs
Fees:13.00 Taxes:328.93

20030211-0018638

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Mildred W Davis**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **4th** day of **February, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Gloria W. Luttrell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **4th** day of **February, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Mark Canfield
5000 Drakes Branch Road, Nashville, TN 37218

Send Tax Statements to:
Guaranty Trust Company
640 Broadmor Blvd, Suite #100, Murfreesboro, TN 37129

map and parcel--058-00-0 091.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

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 **$88,900.00** 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

Sworn to and subscribed before me, a Notary Public, this **4th** day of **February, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
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