WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/03 16:38 2pgs
Fees:13.00 Taxes:351.13

20030422-0053395

LARRY D. CARTER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Louise Frost
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of February, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn R. Wallace	Same as Owner	MAP 19-11 PAR. 43
(NAME)	(NAME)	
2613 Ennis Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Timothy A. Wood, by and through Louise Frost, Attorney in Fact, and wife, Julie A. Wood, by and through Louise Frost, Attorney in Fact, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dawn R. Wallace, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 27 on the Plan Laurel Acres of record in Plat Book 2133, page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Timothy A. Wood and Julie A. Johnson, both unmarried, by deed of record in Book 9836, page 997, Register's Office for Davidson County, Tennessee; the said Julie A. Johnson having since married now being Julie A. Wood.

Louise Frost executes this instrument as Attorney in Fact for Timothy A. Wood and Julie A. Wood pursuant to Limited Power of Attorney recorded simultaneously herewith in Instrument No 20030422-0053394, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 2613 Ennis Road, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the 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 our hand(s) this ~~2/7/03~~ 2/11/03

Timothy A. Wood

Julie A. Wood

BY: LOUISE FROST, Attorney in Fact

BY: LOUISE FROST, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, LOUISE FROST, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the Attorney In Fact for TIMOTHY A. WOOD AND WIFE, JULIE A. WOOD and is authorized by TIMOTHY A. WOOD AND WIFE, JULIE A. WOOD to execute this instrument on their behalf.

WITNESS my hand and official seal this ~~2/7/03~~ 2/11/03

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004