39-B

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

Davidson County DEEDWARR
Recvd: 05/21/03 11:48 2pgs
Fees:13.00 Taxes:377.40

20030521-0069241

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **April, 2003** by and between **John G. Wood and wife, Barbara Wood** , herein after referred to as GRANTOR, and **Helen Royster** , 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 Davidson County, Tennessee, being Lot No. 17 on the Plan of Highview Acres, as of record in Book 2331, page 52, Register's Office for said County.
Said Lot fronts 77 feet on the east side of Aster Drive and runs back between parallel lines, 143 feet to a dead line.

Being the same property conveyed to John G. Wood, a single person, by Warranty Deed from, Sole Heir of Margaret Sokol, Paul Sokol, dated July 31, 1996, of record in Book 10143, page 118, Register's Office for Davidson County, Tennessee.
Affidavit of Inheritance dated July 31, 1996, of record in Book 10141, page 953, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 4860 Aster Drive, Nashville, TN 37211

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.

John G. Wood by Barbara Wood AIF
John G. Wood
Signature of Seller

Barbara Wood
Barbara Wood
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson')

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Barbara 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **28th** day of **April, 2003.**

Holly Newman
Notary Public

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-26-05

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **28th** day of **April, 2003** before me personally appeared Barbara Wood, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John G Wood, and acknowledged that he/she executed the same as the free act and deed of said Barbara Wood.

Witness my hand, at office, this **28th** day of **April, 2003.**

Holly Newman
Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Helen Royster
4860 Aster Drive, Nashville, TN 37211

Send Tax Statements to:
Suntrust Mortgage
201 4th Ave N, 7th Floor, Nashville, TN 37215
map and parcel--133.06-0-050

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 **$102,000.00** 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 **28th** day of **April, 2003.**

Notary Public

EUNICE W. ALLEN NOTARY PUBLIC DAVIDSON CO., TN

My Commission Expires: 7-30-05

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1-377