Return to: Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#745

~~RECORD AND RETURN TO:~~
~~SATURN AND MAZER~~
~~212 THIRD AVE. N., NASHVILLE, TN 37201~~
(SP) **42163**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/03 14:39 2pgs
Fees:13.00 Taxes:258.91

20030708-0093874

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$69,975.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 27th DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/04

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
CARMEN S. WOOD **2116 Hobbs Road, #M-9** **Nashville, TN 37215**	Wells Fargo Home Mtg 5024 Parkway Plaza Blvd. Bldg 7 Charlotte, NC 28217	**131-02-0-A** **7DA 79221**

FOR AND IN 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, JAMES C. SHAROFF and wife, WILDE L. SHAROFF**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARMEN S. WOOD** , A Single Woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. M-9, in a Horizontal Property Regime as shown on the condominium site plan of Hobbs House Condominium Apartments, as of record in Plat Book 4595, page 74 and amended in Book 5200, page 54, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James C. Sharoff and wife, Wilde L. Sharoff by deed from Donna M. Street and husband, Kent L. Street, of record in Book 9847, page 594, Register's Office for Davidson County, Tennessee.

Unimproved
This is improved (X) property, known as **2116 Hobbs Road, #M-9, Nashville, Tennessee 37215**

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 HANDS THIS 27th DAY OF JUNE, 2003.

JAMES C. SHAROFF

WILDE L. SHAROFF

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES C. SHAROFF and wife, WILDE L. SHAROFF, the bargainors, 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 Nashville, Tennessee, this the 27 day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06