PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:( GJ ) Title No: 44993
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/21/03 13:29 2pgs
Fees:13.00 Taxes:484.70
20030821-0121549

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| William L. Nicks<br><br>985 Harpeth Bend Drive<br>Nashville, Tennessee 37221 | America's Wholesale Lender<br>7105 Corporate Drive PTX-A-195<br>Plano, Texas 75024 |

**TAX MAP-PARCEL NUMBERS:** 156-5-24.00

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$131,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael D. Wooldridge and spouse, Camilla Wooldridge,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William L. Nicks** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 807 on the Plan of Harpeth Woods, Section Four, First Addition of record in Plat Book 5200, page 635, Register's Office for said County.

Said Lot No. fronts 70.3 feet on the southwesterly margin of Harpeth Bend Drive extends back 200.1 feet on the northwesterly line and 184.6 feet on the southeasterly line to a dead line in the rear, measuring 120.06 feet thereon.

Being the same property conveyed to Michael D. Wooldrige and wife, Camilla Wooldridge by deed from Perry A. Tompkins and wife, Karen L. Tompkins dated June 20, 1995 and filed of record on July 7, 1995 of record in Book 9724, page 600, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 635, said Register's Office, which Plan shows a 30 foot minimum building setback line from Harpeth Bend Drive; A 2.5 x 25 foot utility anchor easement located on the northerly front corner of said lot; The Restrictions of record in Book 6097, page 560, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 985 Harpeth Bend Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 19th day of August, 2003.

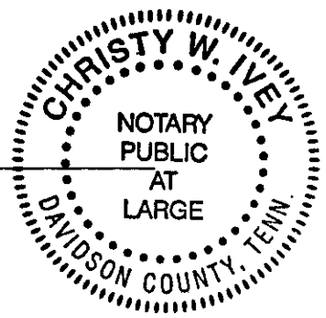
Michael D. Wooldridge

Camilla Wooldridge

**State of** TENNESSEE
**County of** DAVIDSON

On this 19th day of August, 2003 , before me the undersigned authority, personally appeared Michael D. Wooldridge and Camilla Wooldridge , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____




Notary

My Commission Expires JULY 21, 2007

**State of** TENNESSEE
**County of** DAVIDSON

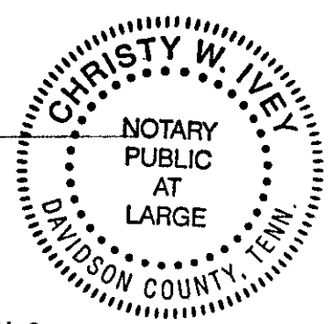
**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Sworn and subscribed before me this the 19th day of August, 2003

My Commission Expires: _____




Notary Public

My Commission Expires JULY 21, 2007