(1)

WARRANTY DEED

ERNESTINE NOELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires 9-6-04

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Connie Grubbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2003.

Ernestine Noell
Notary Public

MY COMMISSION EXPIRES: September 6, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 230 West Main Street
Lebanon, Tennessee 37087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles O. Hood	Charles O. Hood	53-16-13
(NAME) 123 Ray Ave.	(NAME) 123 Ray Ave.	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032091

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Daryl Gaw and wife, Dawn Gaw**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Charles O. Hood and wife Janet I. Hood**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Green Heights, as of record in Book 1835, page 112, Register's Office for said County.

SAID Lot No. 5 fronts 89.77 feet on the northerly side of Ray Avenue and runs back 200 feet on the westerly line and 207 feet on the easterly line to a dead line in the rear measuring 58.5 feet thereon.

Being the same property conveyed to Daryl Gaw by quitclaim deed from Bobby J. Gaw, Executor of the Estate of Avert J. Gaw, dated April 29, 2003 and filed of record as Instrument No. 20030430-0057739, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 123 Ray Ave., Old Hickory, TN 37138

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of August, 2003.

Daryl Gaw

Dawn Gaw

Davidson County DEEDWARR
Recvd: 08/29/03 11:45 2pgs
Fees:13.00 Taxes:370.00

20030829-0125809

STATE OF TENNESSEE

COUNTY OF WILSON

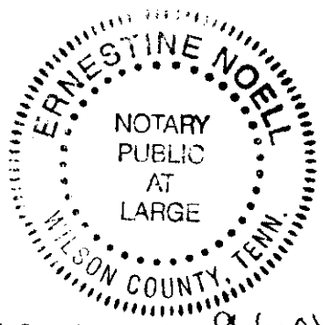
Before me, a Notary Public in and for said County and State, personally appeared Daryl Gaw and Dawn Gaw, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Lebanon, Tennessee this 27th day of August, 2003.

Commission expires: September 6, 2004

Ernestine Noell

Notary Public



My Commission Expires 9-6-04