Davidson County DEEDWARR
Recvd: 09/18/03 10:20 3pgs
Fees:18.00 Taxes:777.00

20030918-0138085

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Kimberly Ward Affiant Subscribed and sworn to before me, this 16th day of September, 2003. Notary Public My Commission Expires: 7/27/07

Address New Owner As Follows: Marc A. Wood and Kimberly S. Wood 4221 Central Pike Hermitage, TN 37076	Send Tax Bills To: Same	Map-Parcel Number: Map 87 Parcel 31

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM W. WINFREE AND WIFE, DONNA M. WINFREE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARC A. WOOD AND WIFE, KIMBERLY S. WOOD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey made by Clay D. Couch, Jr. Surveyor, March 15, 1966, as follows:

Beginning in the center of Central Pike at the southeast corner of the property conveyed to Richard Skulley and wife, by deed from Lewis Johnson and wife, of record in Book 3770, page 631, Register's Office for said County; thence with said Skully's eastern boundary line North 26 ° 13' West 886.1 feet to an iron pin; thence South 82° 48' East 136 feet to an iron pin; thence South 10° 47' East 97 feet to an iron pin; thence South 29° 21' East 83 feet to an iron pin; thence South 51° 21' East 266.1 feet to an iron pin; thence South 72° 48' East 97.3 feet to a post; thence South 14° 18' West 182.8 feet to an iron pin; thence South 24° 27' East 188 feet to the center of Central

Pike; thence with the center of said Pike South 63° 45' West 151.4 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to William W. Winfree and wife, Donna M. Winfree, by deed from Betty Jean Wiseman Hunley, unmarried, of record in Book 7425, page 783, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Easement for private road on and across premises, as set out in deed from Margaret E. Steele to Joe A. Steele, et al., of record in Book 281, page 304, Register's Office for Davidson County, Tennessee.

2. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

3. Easement for right-of-way of Central Pike lying within boundary of the premises.

This is improved property known as 4221 Central Pike, Hermitage, TN 37076.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 16th day of September, 2003.

William W. Winfree

Donna M. Winfree

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM W. WINFREE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of September, 2003.

Notary Public

My Commission Expires: 1/27/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONNA M. WINFREE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of September, 2003.

Notary Public

My Commission Expires: 1/27/07

