This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Robert S. Chascsa
2706 Mashburn Road
Nashville, Tennessee 37210

SEND TAX BILL TO:
Franklin American Mortgage Company
501 Corporate Centre Drive
Suite 400
Franklin, TN 37067

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 10/08/03 15:01 2pgs
Fees:13.00 Taxes:329.30
20031008-0149566

MAP	119
GROUP	11
PARCEL	49

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Claude Eugene Wood, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Robert S. Chascsa,*** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* unmarried

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Mashburn Heights, of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 26 fronts 72 feet on the westerly side of Mashburn Road and runs back between parallel lines 177.5 feet to a dead line.

Being the same property conveyed to Claude Eugene Wood by Quitclaim Deed from Katy M. Wood of record in Instrument no. 200003030021126, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 2706 Mashburn Road, Nashville, Tennessee 37210.

Juanita Wood, wife of Claude Eugene Wood, joins in this conveyance for the purpose of conveying all of her right, title, and interest in the subject property, marital or otherwise.

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 heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 my hand this the 30th day of September, 2003.

Claude Eugene Wood

Claude Eugene Wood

Juanita Wood

Juanita Wood

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Claude Eugene Wood, and Juanita Wood**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of September, 2003.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $89,000.00.

Tabitha Cashion
AFFIANT

Subscribed and sworn to before me on this 30th day of September, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-27-04

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