THIS INSTRUMENT PREPARED BY:
ANGUS GILLIS, III
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

Davidson County DEEDWARR
Recvd: 12/29/03 15:19 3pgs
Fees:18.00 Taxes:869.50
20031229-0183323

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Craig Wood et ux 147 Spring Valley Drive Nashville, TN 37214	Franklin American Mortgage Company 501 Corporate Center Dr. Franklin, TN 37027	Map 95-8 Parcel 111

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $235,000.00.

William C. Wood
Affiant

Sworn and subscribed before me, this 29 day of Dec., 2003.

Annie G. Smith
Notary Public

ANNIE G. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires: 2-24-04

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Margaret N. Gessler, referred to as Grantor, acting by and through her attorney in fact, Robert B. Gessler, has bargained and sold, and by these presents does transfer and convey unto Craig Wood and wife, Amy H. Wood, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southwesterly triangular part of Lot. No. 105, a part of the east part of Lot No. 73, and the northeasterly triangular part of Lot No. 71 on the Map of Bluefields, of record in Book 843, page 34, Register's Office for said County, described according to a survey made by E. J. Wilkinson, Surveyor, July 10, 1950, as follows:

Beginning at an iron pin in the north margin of Spring Valley Road 155 feet east of the common corner of Lots Nos. 73 and 105; thence northwardly 359 feet to a point at the southeast corner of Lot No. 69 on the Map of Bluefields Subdivision, of record in Book 843, page 16, said Register's Office; thence along the line between said Lot No. 69, and Lots Nos. 73 and 71, westwardly 106.2 feet to a point; thence south 14° 49' West 429.2 feet to an iron pin in the north margin of Spring Valley Road, which point is 45 feet west of the common corner of Lots Nos. 73 and 105; thence with the margin of said Spring Valley Road eastwardly 200 feet to the beginning.

Being the same property conveyed to Carl N. Gessler and wife, Margaret N. Gessler, by deed from R. D. Stanford, Jr., Trustee, of record in Book 2011, page 495, Register's Office for Davidson County, Tennessee. Carl N. Gessler died on September 19, 1994and his estate was administered in the Probate Court of Davidson County, Tennessee under Docket No. 94P-1462.

This is improved property known as 147 Spring Valley Drive, Nashville, Tennessee 37214.

This conveyance is made subject to a sanitary sewer easement of record in Book 4935, page 592, Register's Office for Davidson County, Tennessee and restrictive covenants of record in Book 1140, page 106, Register's Office for Davidson County, Tennessee.

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 I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29 day of Dec, 2003.

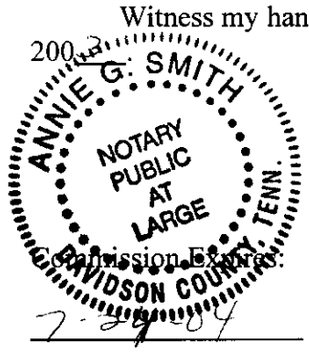
Margaret N Gessler
MARGARET N. GESSLER

By: Robert B. Gessler
Robert B. Gessler, her
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Annie G. Smith, a Notary Public in and for said County and State, the within named Robert B. Gessler, Attorney in Fact for Margaret N. Gessler, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained by signing as Attorney in Fact for Margaret N. Gessler.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of Dec, 200[illegible].



Annie G. Smith
Notary Public

Commission Expires:
7-29-08