Davidson County DEEDWARR
Recvd: 02/24/04 13:21 1pgs
Fees:13.00 Taxes:764.40

20040224-0020872

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
2740 OLD ELM HILL PIKE, SUITE 202
NASHVILLE, TN 37214

WARRANTY DEED

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires Feb. 19, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,594.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 2740 OLD ELM HILL PIKE, SUITE 202, NASHVILLE, TN 37214

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam Bessey **132 Spring Valley Road** **Nashville,TN 37214**	**SAME**	**95-04-201**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William C. Wood and wife, Amy H. Wood

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sam Bessey, unmarried, and Margaret K. Jordan, unmarried

HEREINAFTER CALLED THE GRANTEES, ***Their*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the south 45 feet front and 43 feet rear of Lot No. 40 and the North one-half of Lot No. 41 on the Map of Bluefields as of record in Book 843, page 34, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 95 feet on the west side of Spring Valley Road and run back between lines, 257.8 feet on the south line and 256 feet, more or less, on the north line to a deed line on which they measure 93 feet.

BEING the same property conveyed to William C. Wood and Amy H. Wood by Deed dated July 25, 1997 from Maggie M. Miller, unmarried, of record in Book 10546, Page 277, Register's Office for said County.

Unimproved ( )
This is improved (X) property known as **132 Spring Valley Road, Nashville, TN 37214**

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(S), Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S), their*** heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this

William C. Wood

Amy H. Wood

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Wood and Amy H. Wood, the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of February, 2004.

TINA NICHOLS NOTARY COMMISSION EXPIRES PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE 06-23-04

Commission Expires:

Notary Public: