PICK-UP

Davidson County DEEDWARR
Recvd: 04/01/04 12:01 2pgs
Fees:13.00 Taxes:314.50
20040401-0036752

NEW OWNER:

David Burch Wood
P.O. Box 150742
Nashville, TN 37215

SEND TAX BILLS:

Same

PREPARED BY:

WALTER H. STUBBS
Attorney at Law
1190 Nashville Pike
Gallatin, Tennessee 37066

Map 105-14-0/261.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **RAMSEY KEARNEY, an unmarried person**, have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID BURCH WOOD**, his heirs and assigns, the following described tract of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 88 on the Map of George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for Davidson County, Tennessee.

SAID Lot No. 88 fronts 50 feet on the westerly side of 6th Avenue South (now White Avenue) and extends back between parallel lines 165 feet to an alley, upon which it measures 50 feet.

BEING the same property conveyed to Ramsey Kearney from Raymond E. Foster by deed of record in Book 6613, page 678, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions and other matters of record.

TO HAVE AND TO HOLD said tract or parcel of land together with all improvements thereon and the appurtenances thereunto belonging, unto the said Grantee, his heirs and assigns, in fee simple forever.

GRANTOR COVENANTS that Grantor is lawfully seized and possessed of said real estate, has full power to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Taxes for the year 2004 to be prorated and paid by Grantee.

WALTER H. STUBBS
1190 Nashville Pike
Gallatin, Tennessee 37066
(615) 452-4321

IN TESTIMONY WHEREOF, I have hereunto set my hand this 1st day of April 2004.

RAMSEY KEARNEY

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, **RAMSEY KEARNEY, an unmarried person**, 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 purposes therein contained.

WITNESS my hand and seal this 1st day of April 2004.

NOTARY PUBLIC

My Commission Expires: 5/07/05.

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of this property transferred, whichever is greater, is $85,000.00, which amount is equal to or greater than the amount which the property conveyed will command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me this 1st day of April 2004.

NOTARY PUBLIC

My Commission Expires: 5/07/05.

WALTER H. STUBBS
1190 Nashville Pike
Gallatin, Tennessee 37066
(615) 452-4321