WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/04 09:13 2pgs
Fees:13.00 Taxes:1060.05

20040610-0068678

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $286,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

ANGIE NEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: JAN 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Garanty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Marion Fulton	SAME AS NEW OWNER ~~Peoples Home Equity~~	**52-06 90.00**
(NAME)	(NAME)	
745 Tahlena Avenue	~~555 Marriott Drive, Suite 130~~	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	~~Nashville, TN 37214~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **David Eric Wood, married**,*HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Marion Fulton, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: and wife, Kristina Lynn Wood

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 90 on the Plan of Map of Madison Heights Subdivision, Section I, as shown on plat of record in Plat Book 1424, Page 6, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete particular description.

Being the same property conveyed to **David Eric Wood** by deed of record in Book 11526, Page 741, and Register's Office for **Davidson** County, Tennessee.

Mary Catherine Wood executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **745 Tahlena Avenue, Madison, TN 37115**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 **my/our hand(s)** this **3rd day of June, 2004**.

David Eric Wood

Kristina Lynn Wood

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named David Eric Wood and ~~Mary Catherine Wood~~ Kristina Lynn 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 at Nashville, Tennessee, this 3rd day of June 2004.

Commission expires: 9-17-07

Notary Public

ANTHONY ELLIS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.