Davidson County DEEDWARR
Recvd: 07/19/04 15:22 2pgs
Fees:13.00 Taxes:786.25

20040719-0086026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~October 12, 2006~~. 03.22.08 (AFFIX SEAL)

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Bennie Paige Wood	Bennie Paige Wood	142-3
7378 Bridle Drive	7378 Bridle Drive	GROUP
Nashville, Tennessee 37221	Nashville, Tennessee 37221	PARCEL 78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twelve Thousand Five Hundred dollars and Zero cents ($212,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Martha Marie Heath, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Bennie Paige. Wood, married., hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 316 on the Plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

SAID Lot No. 316 fronts 121.4 feet on the easterly side of Bridle Drive and runs back between lines 208.9 feet on the northerly line and 215.8 feet on the southerly line to a dead line in the rear on which it measures 109.6 feet.

BEING the same property conveyed to Wayne P. Heath and wife, Martha Marie Heath, by deed from Fox Builders, Inc., a Tennessee corporation, of record in Book 4689, page 955, Register's Office for Davidson County, Tennessee; the said Wayne P. Heath having since died.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 7378 Bridle Drive, Nashville, TN 37221

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, her heirs and assigns forever; and I do covenant with the said Grantee that I 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 I do further covenant and bind ourselves, my 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 hand this 16th day of July, 2004.

Martha Marie Heath

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Martha Marie Heath, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of July, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee