Box 15

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: _____ Title No: 45815

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/11/04 15:51 2pgs
Fees:13.00 Taxes:1202.50
20040811-0097251

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Mark Farrington<br>Shannon Farrington<br>1608 Otter Creek Road<br>Nashville, Tennessee 37215 | Bank of America, N.A.<br>830 Central Avenue<br>St. Petersburg, FL 33701 |

**TAX MAP-PARCEL NUMBERS:** 145-13-015

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$325,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles L. Wood, Sr. ,and Cheryl Wood Powers**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shannon W. Farrington and Joseph M. Farrington** , hereinafter called the **Grantee**, Grantee's heirs and wife and husband assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Tyne Valley Estates, Section 5, of record in Book 3600, page 54, Register's Office for said County.

Said Lot No. 117 fronts 236 feet on the broken northerly side of Otter Creek Road and extends back 270.8 feet on the easterly line and 346.6 feet on the westerly line to a dead line in the rear on which it measures 207 feet.

Being the same property conveyed to Charles G. Wood and wife, Ernestine Wood by deed from A & S Development Company, Inc., a Tennessee corporation, of record in Book 3905, page 314, said Register's Office. The said Charles G. Wood and Ernestine Wood have since died with Charles G. Wood preceding Ernestine Wood. The Last Will and Testament of Ernestine Wood Callis, of record in Docket No. 03P-398 and Instrument No. 5114-1042146, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Charles L. Wood, Sr. and Cheryl Wood Powers.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600 Page 53, said Register's Office, which Plan shows minimum building setback lines to be established by the City of Forest Hills and a 10 foot easement for public utility and drainage purposes along the rear line(s).; And a 5 x 30 foot utility anchor easement located on the southeasterly front corner of said lot.

**This is improved property, known as: 1608 Otter Creek Road, Nashville, Tennessee 37215**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 6th day of August, 2004 .

Charles L. Wood, Sr.

Cheryl Wood Powers

**State of** TENNESSEE
**County of** WILLIAMSON

On this 6th day of August, 2004 , before me the undersigned authority, personally appeared **Charles L. Wood, Sr. and Cheryl Wood Powers** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Notary

**State of** TENNESSEE
**County of** WILLIAMSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $325,000.00

Affiant

Sworn and subscribed before me this 6th day of August, 2004

Notary Public

My Commission Expires: 4/23/07

LARRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN