PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 08/13/04 14:39 3pgs
Fees:18.00 Taxes:192.40
20040813-0098363

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **August, 2004, by and between VINCENT THOMPSON, MARRIED, hereinafter called Grantor, and ERIC K. WOOD, SR., MARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, VINCENT THOMPSON, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto ERIC K. WOOD, SR., MARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1814 MEHARRY BOULEVARD, NASHVILLE, TENNESSEE 37208.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors and assigns, against the lawful claims of all person whomsoever.

TINA B.THOMPSON, wife of VINCENT THOMPSON, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Vincent Thompson

VINCENT THOMPSON
Signature of Seller

Tina B. Thompson

TINA B. THOMPSON
Signature of Seller Spouse

INDIVIDUAL
STATE OF CALIFORNIA)
COUNTY OF STANISLAUS **)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VINCENT THOMPSON and his wife, TINA B. THOMPSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~11th~~ 10th day of **August, 2004.**

calli.
V.T.

Carmen D. Anaya
Notary Public

My Commission Expires: 07-24-05

CARMEN D. ANAYA
Commission # 1313611
Notary Public - California
Stanislaus County
My Comm. Expires Jul 24, 2005

Name and Address of Property Owner:

ERIC K. WOOD, SR., MARRIED

4424 ENCHANTED CIRCLE
NASHVILLE, TENNESSEE 37218

Property Address:

1814 MEHARRY BOULEVARD
NASHVILLE, TENNESSEE 37208

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 092-03-0 PARCEL 254.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$52000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **August, 2004.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7461

EXHIBIT 'A'

REAL ESTATE located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING that part of Lot No. 4 in the subdivision of Lot No. 5 in the plan of the Harding and Lytle tract, of record in Book 57, page 28, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the northerly side of Meharry Boulevard 131 feet westerly of the alley that lies west of 18th Avenue North and runs along the northerly margin of Meharry Boulevard westwardly 50 feet to a point; thence northerly at right angles between parallel lines 182 1/2 feet more or less to an alley and measuring 50 feet on said alley.

Being the same property conveyed to VINCENT THOMPSON, by Quitclaim Deed from KEVIN THOMPSON, ERIC THOMPSON, MICHEL ANTHONY THOMPSON, JR., MONICA THOMPSON AND VINCENT THOMPSON, of record in Instrument Number 20040105-0001321, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 092-03-0 PARCEL 254.00).

2. All matters as set forth on the Plan of record in Book 57, page 28, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.