RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN01357

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/05 11:08 2 pg
Fees:13.00 Taxes:661.01

20050322-0031095

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,650.00

George Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of, March, 2005

Pamela B. Matheney
Notary Public NOTARY PUBLIC AT LARGE
Pamela B. Matheney
MY COMMISSION EXPIRES: My Commission Expires
October 20, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Wood	**United Capital Mortgage**	
115 Bellevue Road	**186 Airport Plaza, Suite A**	**142-00-0-218.00**
Nashville, TN 37221	**Alcoa, TN 37701**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jean M. Bruxvoort, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Wood, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bellevue Court Estates Subdivision of record in Plat Book 5210, page 41, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dennis Bruxvoort and wife, Jean M. Bruxvoort, by Deed from Dennis Bruxvoort, dated 7-7-04 and recorded 7-9-04 in Instrument No. 20040709-0081656, and being the same property previously conveyed to Dennis Bruxvoort, by Quitclaim Deed from Sally Bruxvoort, dated 10-8-93 and recorded 10-13-93 in Book 9113, page 133, Register's Office for Davidson County, Tennessee. Dennis Bruxvoort is now deceased leaving said property to Jean M. Bruxvoort.

Unimproved ( )

This is improved (X) property known as **115 Bellevue Road, 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 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 our hands this 17th day of March, 2005.

Jean M Bruxvoort
Jean M. Bruxvoort

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jean M. Bruxvoort** the bargainor(s) 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 Brentwood, Tennessee, this 17th day of March, 2005.

Commission Expires: _____

Pamela B. Matheney
Notary Public

PAMELA B. MATHENEY
STATE OF TENNSEESSEE NOTARY PUBLIC
NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this 17th day of March, 2005.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this 17th day of March, 2005.

My commission expires:_____ _____
Notary Public