Davidson County DEEDWARR
Recvd: 04/26/05 09:47 2 pgs
Fees:13.00 Taxes:129.50
20050426-0046246

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Luther M. Wood 126 Plantation Court Nashville, TN 37221	New Owner	07112007300

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Arthur C. Spain, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Luther M. Wood and wife, Sandra E. Wood, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Being Lot No. 8 on the Plan of Joywood Estates, Section 2, of record in Book 5210, page 333, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Arthur C. Spain by Trustee's Deed from F. B. Murphy, Jr., Trustee, of record in Instrument No. 20050110-0003643, said Register's Office.

This is improved property known as 1504 Jones Avenue, Nashville, Tennessee 37207.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS our hand this 22nd day of April, 2005.

ARTHUR C. SPAIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Arthur C. Spain, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of April, 2005.

Notary Public

My Commission Expires: 5-28-06.