Box 31-B
for BRC B2
(CMW)

WARRANTY DEED

SAM SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$444,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Woods	Regions Mortgage	**104-11-91**
(NAME) **1904 Natchez Trace**	(NAME) P.O. Box 11026	
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Orange, CA 92856	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jeffrey Asay and wife, Debra Asay**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allen Woods**, AN UNMARRIED 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 Tract #3 on the unrecorded plan of John U. Wilson's Subdivision of the west part of Lot No. 1, L. A. Bauman's property, which Bauman property, as to streets and alleys, is shown on the plan of Stokes and Marshall's Subdivision of record in Book 332, page 105, Register's Office for said County.

Beginning at the southeast intersection of Natchez Trace, formerly 29th Avenue South and the first alley south of Jones Avenue; thence with the southerly margin of said alley, easterly 120 feet to a point, thence southerly 58 feet, more or less, to the common corner of Tract Nos 2 and 3; thence with the line between said Tracts nos 2 and 3 westerly 120 feet, more or less, to the easterly margin of Natchez Trace; thence with the easterly margin of said Natchez Trace, northerly 58 feet more or less, to the point of beginning

Being the same property conveyed to Jeffrey Asay and wife, Debra Asay by deed from Erick M Grow and wife, Catherine W. Grow of record in Book 11068, page 926 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Plan of Record in Book 332, page 105 and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **1904 Natchez Trace, Nashville, TN 37212**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 2nd day of June, 2005.

Davidson County DEEDWARR
Recvd: 06/06/05 10:19 2 pgs
Fees:13.00 Taxes:1646.13

20050606-0063972

Jeffrey Asay

Debra Asay

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Asay and wife, Debra Asay, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of June, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007