WARRANTY DEED

State of Tennessee)
County of Davidson)

G#2993-2

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**.

Edie Sutherland
Affiant

Subscribed and sworn to before me, this the 29th day of July, 2005.

Notary Public

My commission expires: 6/23/09

Davidson County DEEDWARR
Recvd: 08/19/05 15:36 2 pgs
Fees:13.00 Taxes:647.50
20050819-0099276

KRISTINA L. SMITH NOTARY PUBLIC SEAL AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JERRY T. WOOTEN	NEW OWNER	**Map 082-16-0, Parcel 306.00**
709 Boscobel Street		
Nashville, TN 37206		

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,

BRIAN WAIT and wife, KRISTINA WAIT

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

JERRY T. WOOTEN

HEREINAFTER CALLED THE GRANTEE, HIS 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. 76 on the Plan of J. S. Williams Addition to Edgefield, as of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Brian Wait and wife, Kristina Wait, by Warranty Deed dated October 7, 1999, from Alan K. Williams and wife, Jeanette F. Williams, of record in Book 11696, Page 359, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 8686, Page 121, and in Book 9937, Page 313, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **709 Boscobel Street, Nashville, TN 37206**.

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 **29th** day of **July, 2005.**

BRIAN WAIT

Kristina Wait
KRISTINA WAIT

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 **BRIAN WAIT and wife, KRISTINA WAIT,** 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 **29th** day of **July, 2005.**

Notary Public

My Commission Expires: 3/22/09

