Davidson County DEEDWARR
Recvd: 08/23/05 13:53 2 pgs
Fees:13.00 Taxes:610.50
20050823-0100464

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Deneke A. Mern	SAME	Map 150-05-0
2901 Edgemoor Dr.		Parcel 170
Nashville, TN 37217		12359

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kenneth L. Wood, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Deneke A. Mern, unmarried,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 764 on the Plan of Edge-O-Lakes Estates, Section 17, as of record in Book 4460, page 44, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth L. Wood, an unmarried person by deed from AmSouth Bank, of record in Instrument No. 20030121-0008281 and re-re-recorded in Instrument No. 20030513-0063753 and Instrument No. 20040211-0016609, said Register's Office for Davidson County, Tennessee.

This description is the same as used in prior deed.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Restrictive Covenants of record in Book 4559, page 802, Register's Office.
3. Plan of record in Book 4460, page 44, Register's Office.

This is improved property commonly known as 2903 Edge Moor Drive, Nashville, TN 37217.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 165,000.00.

Affiant

Subscribed and sworn to before me this day of August, 2005.

Notary Public

My Commission Expires: 10-26-07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the 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 set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of August, 2005.

Kenneth L Wood

Kenneth L. Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2005, before me personally appeared Kenneth L. Wood to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 3-31-07