Davidson County DEEDWARR
Recvd: 09/30/05 14:40 2 pgs
Fees:13.00 Taxes:418.10

20050930-0117925

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires MAY 28, 2006

05-0509-62442

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $113,000.00

Affiant

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

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Gary Wayne Noeth	1st Trust Bank For Savings	75-10-0-090
8302 Luree Lane	P.O. Box 17257	
Hermitage TN 37076	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joan Ann Howell as the Executrix for the Estate of Frances Mai Wood, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gary Wayne Noeth, hereinafter called the Grantees, their successors 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. 35 on the plan of Hermitage Estates, of record in Plat Book 3300, Page 71, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frances Mai Wood by deed from Robert Lee Wood and wife, Naomi H. Wood, dated 12/27/63, recorded 12/27/063, of record in Book 3672, Page 255, Register's Office for Davidson County, Tennessee. Frances Mai Wood died testate on or about 4/16/05, and by Will of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 05-792, subject property was directed to be sold by the Executrix of the Estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8302 Luree Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22nd day of September, 2005.

Joan Ann Howell, Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joan Ann Howell, Executrix of the Estate of Frances Mai Wood, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 22nd day of September, 2005.

Notary Public at Large

My commission expires: 5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006