Davidson County DEEDWARR
Recvd: 12/27/05 15:11 2 pgs
Fees:13.00 Taxes:1180.30

20051227-0154384

WARRANTY DEED

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-VRES-05-1115

My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Wood	Wachovia Mortgage Corporation	
1115 Calvin Avenue (ADDRESS)	(NAME) 1410 Commonwealth Drive (ADDRESS)	83-5-221
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Wilmington, NC 28403 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HOLLAND JAMES HELTON,MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK WOOD AND WIFE, KAREN-LEE RYAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 8 SUBDIVISION OF CALVIN DAVIS LOT, PART F BLOCK "B" ON THE PLAN OF F.O. BEASLEYS ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO HOLLAND JAMES HELTON, MARRIED BY WARRANTY DEED FROM JIM DAREN STANLEY AND WIFE, CHRISTY L. STANLEY, RECORDED ON THE 5TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030505-0059386, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 57, page 85, Register's Office for Davidson County, Tennessee.

Paige Tewhitt joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

unimproved ( )
This is improved (X) property, known as 1115 Calvin Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 7th day of December, 2005.

Holland James Helton

Paige Tewhitt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Holland James Helton and Paige Tewhitt, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of December, 2005.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903