THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02843

Davidson County DEEDWARR
Recvd: 03/14/06 12:16 2 pgs
Fees:13.00 Taxes:451.03
20060314-0029228

Property Address:
243 Willow Lane, Nashville, TN 37211 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Don J. York**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Latrelle Wood, as Sole Owner,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 49 on the Plan of Hillbrook, Section 2, of record in Book 3300, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 75 feet on the southerly side of Willow Lane and extends back 178 feet on the westerly line and 212.5 feet on the easterly line to a dead line in the rear, which is a broken line, measuring 83.5 feet.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Randall Phillips Builders, Inc., dated August 27, 1962, and recorded August 28, 1962, in the Register's Office for Davidson County, Tennessee, in Book 3431, at Page 7.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 30th day of January, 2006.

Don J. York {Seal}

Don J

State of TENNESSEE
County of DAVIDSON

On this the 30th day of January, 2006, before me, the undersigned officer, personally appeared Don J. York, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he executed same as his free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-19-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $121,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 30th of January, 2006.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Latrelle Wood
243 Willow Lane
Nashville TN 37211

Person Or Entity Responsible For Payment Of Taxes:
Countrywide Home Loans
3011 Armory Drive
Nashville, TN 37204Latrelle Wood

Tax Parcel ID#: 148-01-0-056.00BEING the same property conveyed to D.L. York and wife, Josephine York by Warranty Deed from Randall Phillips Builders, Inc., dated 08/27/62, recorded 08/28/62, in Book 3431, Page 7, Davidson County, Tennessee.