THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25259-03-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me this 3rd day of April, 2006. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: John L. Seals 6 Wynstone Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.158.04-0A Parcel No. 107.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jana Y. Wood, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John L. Seals, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6 Wynstone, Nashville, Tennessee 37215.

Stephen F. Wood, spouse of Jana Y. Wood, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Jana Y. Wood.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of April, 2006.

Jana Y. Wood

Stephen F. Wood

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jana Y. Wood and Stephen F. Wood**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 04/06/06 14:40 2 pgs
Fees:13.00 Taxes:4255.00

20060406-0039882

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section Three Otter Wood as of record in Plat Book 6900, pages 788 thru 790, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jana Y. Wood, married, by deed dated August 31, 2000 from James A. Parrish, Jr. and wife, Mary Jane Parrish, of record in Instrument No. 200008310086348, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Otter Wood, of record in Book 7260, page 483, amended in Book 8762, page 199;
3. Charter of Incorporation of Otterwood Homeowners' Association, Inc. of record in Book 7292, page 315;
4. All matters appearing on the Plan of record as Book 6900, pages 788 thru 790;
5. All matters appearing on the Plan of record as Book 9700, page 529 and in Book 8250, page 859; and
6. Easement for transmission line of record in Book 2248, page 618, Book 2249, page 86 and in Book 2271, page 196, Register's Office for Davidson County, Tennessee.