WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2007

Notary Public:

MY COMMISSION EXPIRES: 9-22-2007
(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/19/07 14:40 2 pgs
Fees:13.00 Taxes:266.40
20070419-0047044

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Luther M. Wood	New Owner	Map 081
126 Plantation Court		Group 15-0
Nashville, TN 37221		Parcel 102.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

John Thomas Nesbitt, Devisee of the Estate of Henry Clay Nesbitt

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Luther M. Wood, a married man

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 21 of S.A. Champion's Subdivision of Lots Nos. 85 to 168 and 169 to 228 and Lots 235 to 252, inclusive, in the Harding Plan as Reg. in Book 21, Page 80, of the Register's Office of Davidson County, Tennessee, said subdivision being recorded in Book 161, Page 132, of said Register's Office.

Said Lot No. 20 fronts 50 feet on the West side of 21st Avenue North, formerly Estrella Street and extends back between parallel lines westwardly, 154.7 feet to an alley.

Being the same property conveyed to Henry Clay Nesbitt and wife, Geraldine Nesbitt by deed from Fannie Nesbitt and husband, John Henry Nesbitt, of record in Book 1160, Page 602, said Register's Office. The said Geraldine Nesbitt having predeceased Henry Clay Nesbitt. The said Henry Clay Nesbitt died and devised the property by Will to John Thomas Nesbitt. See Will of record in File No. 99P-735 in Probate Court for Davidson County, Tennessee. And being the same property conveyed to John Thomas Nesbitt by Quitclaim Deed from Renard A. Hirsch, Sr., Trustee, of record in Instrument 20011017-0112901, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, Page 132, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1503 21st Ave. N., Nashville, TN 37208

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 18th day of April, 2007.

ESTATE OF HENRY CLAY NESBITT

By: John Thomas Nesbitt, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Thomas Nesbitt, Devisee of the Estate of Henry Clay Nesbitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Devisee of the Estate of Henry Clay Nesbitt and as such Devisee, is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 18th day of April, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.