BOX 10-B

Davidson County DEEDWARR
Recvd: 04/26/07 11:02 3 pgs
Fees:18.00 Taxes:2405.00
20070426-0049792

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

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: **SEPTEMBER 22, 2007**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIC K. WOOD, SR.	**SAME**	**095-4-183**
(NAME) **4424 ENCHANTED CIRCLE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, MIGUEL BURGESS AND WIFE, LATICIA BURGESS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC K. WOOD, SR., MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

This conveyance is subject to all matters as set forth in the Plan of record in Book 332, page 172 and Book 1424, page 149, and an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4278, page 76, said Register's Office; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in Instrument of record in Book 3761, page 296; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **113 GRAYLYNN DRIVE, NASHVILLE, TN 37214**
(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 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 our hands this 25th day of April, 2007.

MIGUEL BURGESS

LATICIA BURGESS

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 **Miguel Burgess and Laticia Burgess,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of April, 2007.

My commission expires: **September 22, 2007**

Notary Public

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

EXHIBIT "A"

Tract I:
A tract of land in the Third Civil District of Davidson County, Tennessee, being a part of a lot marked "Norwick" on the plan of Eva-Nor Heights, as of record in Book 1424, page 149, Register's Office for Davidson County, Tennessee, and being part of Lot No. 6 on the map of the Vaughn and Ellis Land as of record in Book 332, pages 172 and 173, said Register's Office and described according to an unrecorded survey made by J. R. Wauford and Company Engineers, May 9, 1959, described as follows:

Beginning at a point in the easterly margin of Graylynn drive 25 feet south of the southwest corner of the lot conveyed to Esso Standard Oil Company by deed of record In Book 2447, page 631, said Register's Office. Said distance of 25 feet being measured along the easterly margin of Graylynn Drive; thence in a southerly direction along the easterly margin of Graylynn Drive a distance of 63.1 feet to an iron pin; thence due east 233.5 feet to an iron pin; thence north 3 degrees 50' west a distance of 26 feet to an iron pin; thence north 87 degrees 30' west a distance of 59.9 feet to an iron pin; thence north 2 degrees 13 minutes west 35 feet to an iron pin; thence due west 174.2 feet to the point of beginning.

Also conveyed herewith is a 12 foot easement comprising the southerly 12 feet of the 127 foot lot; said easement being for the use of all property shown on survey mentioned above.

The above property is subject to a minimum building setback line of 30 feet from Graylynn Drive.

Tract No. 2

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being a part of a lot marked "Norwick" on the Plan of Eva-Nor Heights, of record in Book 1424, page 149, Register's Office for said county, and being part of Lot No. 6 on the map of the Vaughn and Ellis Lands, as of record in Book 332, page 172 and 173, said Register's Office, and described according to an unrecorded survey made by J. R. Wauford and Company, Engineers, May 9, 1959, described as follows:

Beginning at a point in the easterly margin of Graylynn Drive; said point also being the southwest corner of the lot conveyed to Esso Standard Oil Company by deed of record in Book 2447, page 631, said Register's Office, thence due east 175 feet to an iron pin; thence south 2 degrees 13' east 23 feet to an iron pin; thence due west 174.2 feet to the easterly margin of Graylynn Drive; thence in a northerly direction along Graylynn Drive 25 feet to the point of beginning.

The above described property is conveyed with the restriction that no building shall be placed on said property within 50 feet from the easterly margin of Graylynn Drive.

Being the same property conveyed to MIGUEL BURGESS, AND WIFE, LATICIA BURGESS by deed from LEAH N. KAY ESTATE of record in Instrument No. 20050308-0025587, dated March 2, 2005, said Register's Office.