WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115



STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

Kenneth Lee Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2007

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce E. Foltz	PHH Mortgage Corporation	MAP & PARCEL
(NAME)	(NAME)	
2601-2603 Lakevilla Drive	3000 Leadenhall Road	14903014400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Kenneth Lee Wood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce E. Foltz and Lynette A. Foltz, **husband and wife**

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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of the Addition to Edge-O-Lake Estates of record in Plat Book 6250, Pages 391 and 392, as amended in Book 6525, Page 812, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Kenneth Lee Wood by Warranty Deed from Steve E. Adams which dated is dated February 6, 1998 and recorded in Book 10794, Page 437 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO THE Restrictive Covenants of record in Book 1489, Page 75 and Book 1494, Page 289 in the Register's Office for Davidson County, Tennessee. Subject to notes, easements, building setback lines, etc. if any, as may be set forth on the Plat of Addition to Edge-O-Lake Estates of record in Plat Book 6250, Pages 391 and 392, as amended in Book 6525, Page 812, both in the Register's Office for Davidson County, Tennessee. Right-of-Way Deeds to the State of Tennessee for the use and benefit of the Department of Highways and Public Works of record in Book 2905, Page 435 and Book 2905, Page 495, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/03/07 14:04 2 pgs
Fees:13.00 Taxes:562.40

20070503-0053293

unimproved ( )
This is improved (X) property, known as 2601-2603 Lakevilla Drive, Nashville, TN 37217
(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 my hand this 28th day of April 2007

Kenneth Lee Wood
Kenneth Lee Wood

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 Kenneth Lee Wood

the bargainor _____, 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 and official seal at Madison, Tennessee, this 28th day of April, 2007.

Commission expires 3-20-2010

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who, upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public