Davidson County DEEDWARR
Recvd: 07/30/07 10:30 2 pgs
Fees:13.00 Taxes:344.10

20070730-0089947

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Santos V. Ortiz 130 Dellway Drive Nashville, TN 37207	Franklin American Mortgage 501 Corporate Centre Dr. S-400 Franklin, TN 37067	60-16-162 12DZ6405

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,

Phyllis Jean Wood, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Santos V. Ortiz, unmarried and, Santos F. Ortiz, a married woman

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 Number 246, on the Plan of Joywood Heights, Section 2, of record in Plat Book 1130, Pages 92 and 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Harvey Wood and wife, Phyllis Jean Wood by Deed, dated December 27, 1965 of record in Book 3972, Page 721, Register's Office for Davidson County, Tennessee.

William Harvey Wood having since died on January 22, 1998, in Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 130 Dellway Drive Nashville, TN 37207

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 26th day of July, 2007

Phyllis Jean Wood

Phyllis Jean Wood

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Phyllis Jean Wood, unmarried

with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 26th day of July, 2007

K. J. Losh
Notary Public

My Commission expires July 18, 2011

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of July, 2007

My Commission Expires: July 18, 2011

K. J. Losh
Notary Public

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07