20B

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

PLEASE RETURN TO:
AMTITLE & ESCROW
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Address New Owner(s)
Felix Woods Jr.
2051B Whites Creek Pike
Nashville, TN 37207
Unknown

Send Tax Bills To:
Magna Bank
P.O. Box 17257
Memphis, TN 38187

Map & Parcel Nos.:
059-16-0-031.00

Davidson County DEEDWARR
Recvd: 12/18/07 11:49 2 pgs
Fees:13.00 Taxes:303.40
20071218-0145189

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this 14th **day of** December, 2007, by and between **Jarrod D. Curcio and Terri Curcio, husband and wife**, party of the first part, and **Felix M. Woods Jr.*** party of the second part, *an Unmarried Man

**WITNESSETH**: That for and in consideration of **EIGHTY TWO THOUSAND AND 00/100 DOLLARS ($82,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 14 on the Map of ~~Haynes~~ Haynie's Cleveland Plan* as of record in Book 161, Page 35, Register's Office for said County, to which plat reference is hereby made for a more complete description.** *(erroneously referenced as Haynes Clveveland Plan in Previous Deed)

**Being the same property conveyed to Jarrod D. Curcio and Terri Curcio, husband and wife from NationsCredit Financial Services by deed dated June 22, 2007, of record in Isntrument No. 20070627-0076639 in the records for Davidson County, TN.**

**Being the same property conveyed to NationsCredit Financial Services from Christopher L. Palmer as Successor Trustee by deed dated April 25, 2007, of record in Instrument No. 20070507-0054371 in the records for Davidson County, TN.**

**Being the same property conveyed to Thelma L. Northern, unmarried from JAGR Properties, Inc. by deed dated July 8, 1999, of record in Book 11567, Page 876 in the records for Davidson County, TN.**

**This is improved property known as 2501B Whites Creek Pike, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Jarrod D. Curcio

Terri Curcio

**Terri Curcio**

STATE OF TENNESSEE, COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jarrod D. Curcio and Terri Curcio, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 14 **day of** December, 2007.

My commission expires: 5/2/2011

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$82,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 14 **day of** December, 2007.

PROPERTY ADDRESS:
**2501 B Whites Creek Pike**
**Nashville, TN 37207**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $82,000.00

Affiant

Subscribed and sworn to before me this the 14th day of December, 2007.

Notary Public

My Commission Expires: 09/21/09