Davidson County DEEDWARR
Recvd: 08/04/08 11:13 2 pg
Fees:13.00 Taxes:2086.80

20080804-0079888

WARRANTY DEED

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

State of Tennessee)
County of Davidson)

G#4030-2

The actual consideration or value, whichever is greater, for this transfer is **$564,000.00**.

JAMES [illegible]
Affiant

Subscribed and sworn to before me, this the 30th day of July, 2008.

Notary Public

My commission expires: 1-9-12

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
CHRISTOPHER C. WOBENSMITH **JENNIFER WOBENSMITH**	UNITED COMMUNITY	**Map 105-13-0 Parcel 138.00**
1502 Beechwood Avenue	P.O. Box 670	
Nashville, TN 37212	BLAIRSville GA 30514	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES E. GANNAWAY and wife, STACI A. GANNAWAY f/k/a Staci A. Hamilton

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

CHRISTOPHER C. WOBENSMITH and wife, JENNIFER WOBENSMITH

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 the westerly one-half of Lot No. 86 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

SAID westerly one-half of said Lot No. 86 fronts 50 feet on the northerly side of Beechwood Avenue and runs back between parallel lines, 188 feet to an alley.

BEING the same property conveyed to Charles E. Gannaway and Staci A. Hamilton, as tenants in common with right of survivorship, by Warranty Deed dated June 28, 1996, from D. Matthew Stuart and wife, Linda E. Stuart, of record in Book 10115, Page 352, Register's Office for Davidson County, Tennessee. The parties having since married and Staci A. Hamilton is now known as Staci A. Gannaway.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **1502 Beechwood Avenue, Nashville, TN 37212**.

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 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/our hand(s) this **30th** day of **July, 2008.**

CHARLES E. GANNAWAY

STACI A. GANNAWAY f/k/a Staci A. Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **CHARLES E. GANNAWAY and STACI A. GANNAWAY f/k/a Staci A. Hamilton,** the within named sellers, 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 Nashville, Tennessee, this **30th** day of **July, 2008.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/09