Davidson County DEEDWARR
Recvd: 08/04/08 14:20 2 pgs
Fees:13.00 Taxes:554.63
20080804-0080094

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49537
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James M. Wallace Janet K. Hagan 753 23rd Street Nashville, Tennessee 37209	Franklin American Mortgage Co. 501 Corporate Center Dr., Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 09101010100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$149,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna M Wood, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James M. Wallace and Janet K. Hagan, as joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lot 2, Resubdivision of a part of Lot Nos. 5 and 6 on the Plan of West Nashville Annex of record in Doc. No. 20060217-0019160, Register's Office for said County. To which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna M. Wood by warranty deed from Frances R. Gaddis, married dated Feb. 17, 2006 and recorded on Feb. 23, 2006 of record in Doc. No. 20060223-0021064, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20060217-0019160, said Register's Office, which Plan shows a minimum building setback lines to be determined by current Metro Zoning Ordinances and a 20 foot easement for public utility and drainage purposes along the front and rear line of said lot, a 5 foot easement for public utility and drainage purposes along the northerly side line of said lot. And a 15 feet Joint Driveway easement located on the southerly side of said lot. Easement Agreement for maintenance of an underground water service line in Book 4406, page 550, said Register's Office.

This is improved property, known as: 753A 23rd Street, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 2008.

Donna M Wood

State of CALIFORNIA

County of KINGS

On this 30TH day of July, 2008 , before me the undersigned authority, personally appeared Donna M Wood , ~~to me known~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: April 11, 2009

Notary

MARY K. JONES
COMM. #1568305
NOTARY PUBLIC - CALIFORNIA
KINGS COUNTY
My Comm. Expires Apr. 11, 2009

State of

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $149,900.00

Affiant

Sworn and subscribed before me this the 31st day of July, 2008

My Commission Expires: My Commission Expires May 2, 2011

Notary Public

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY