Davidson County DEEDWARR
Recvd: 10/29/08 09:24 3 pgs
Fees:18.00 Taxes:185.00
20081029-0107761

NEW OWNER:

CRAIG J. WOOD
1959 STATESVILLE ROAD
WATERTOWN, TN 37184

SEND TAX BILLS TO:
WILSON BANK & TRUST
623 WEST MAIN STREET
LEBANON, TN 37087

Map 093
Group 04 0
Parcel 091.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 08-1293

Space for Recorder's stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty Thousand and 00/100 Dollars ($50,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TERISSA L. CANTRELL, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CRAIG J. WOOD**, ("Grantee"), a married man, his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being the westerly part of Lot No. 58 and the West 50 feet of Lots 59 and 60, on the map of the subdivision of Lot No. 3 of the W. H. Hobson's Subdivision, as of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee, and being part of Lot No. 9 on the unrecorded map showing Smith and Bishops resubdivision of certain lots and described according to survey made by James A. Hamilton, Jr., Surveyor, dated September 25, 1963, as follows: BEGINNING at a point in south margin of Dew Street, formerly Cadwell Street; said point being the most easterly corner of a triangular part of said lot that was conveyed to the Nashville Housing Authority, by deed of record in Book 3317, Page 340, Register's Office; thence with the margin of said Dew Street, easterly 7.58 feet, more or less, to a point at the corner of Lots 9 and 10 on said unrecorded plan; thence with the line between said lots, southerly 165 feet, more or less, to a point in a fence line; thence along said fence, westerly 60 feet to the margin of South 10th Street; thence with margin of the same, Northeasterly 140 feet, more or less, to a corner of the tract that was conveyed to the Nashville Housing Authority, above referred to; thence along the line of said tract, northerly around a curve; 42.3 feet to a concrete monument; and continuing Northeasterly around a curve, 16.92 feet to the point of beginning.

Being the same property conveyed unto Terissa L. Cantrell, single, by deed from Roy A. Austin and wife, Betsy R. Austin, dated November 20, 2000, and of record as Instrument No. 20001213-0122598, Register's office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **1000 DEW STREET, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 421, Page 78, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 28th day of October, 2008.

TERISSA L. CANTRELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TERISSA L. CANTRELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of October, 2008.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$50,000.00** .

Craig D. Wood
AFFIANT

Sworn to and subscribed to before me this 28th day of October, 2008.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY