WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100029433 DEEDWARR
Recvd: 05/17/10 11:29 2 pgs
Fees: 13.00 Taxes: 810.30

20100517-0037721

G-VRE-10-2320

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/8/2013

(AFFIX SEAL)

DEBORAH H. BERRYE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chandler T. Wood	SunTrust Mortgage, Inc. (NAME)	
2320 Riverside Drive (ADDRESS)	P.O. Box 79041 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Baltimore, MD 21279 (CITY) (STATE) (ZIP)	72-7-122.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LISA SMITH AND DEBBIE GRAHAM, BOTH UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHANDLER T. WOOD AND SPOUSE, KAREN B. WOOD , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 200 FEET OF LOT NO. 12 AND THE SOUTHERLY 10 FEET OF LOT NO. 13 OF BLOCK "B" ON THE PLAN OF R. M. DUDLEY'S SUBDIVISION OF BLOCKS A AND B OF RECORD IN BOOK 974, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, LESS A TRIANGULAR STRIP OF LAND ACQUIRED AS A RESULT OF THE APPARENT ABANDONMENT OF AN UNNAMED ROAD AS SHOWN ON THE PLAN OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY BY JOHN B. KOHL, III, DATED JUNE 2, 1987, FILE NO. 2-17926-K AS FOLLOWS: SAID LOTS FRONT 60 FEET ON THE WESTERLY MARGIN OF AN UNNAMED ROAD SHOWN ON RECORDED PLAN (APPARENTLY ABANDONED) AND RUNS BACK 210 FEET ON THE NORTHERLY LINE AND 200 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR WHICH MEASURES 70 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LISA SMITH AND DEBBIE GRAHAM, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM RUTHANN HALL RECORDED OCTOBER 28, 2009 IN INSTRUMENT NO. 20091028-0099451, REGISTER'SOFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 974, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 2320 Riverside Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of May, 2010.

Lisa Smith

Debbie Graham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Smith and Debbie Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of May, 2010.

Notary Public

My Commission Expires: 7-2-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903