Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #00-1260

WARRANTY DEED

Instr:200007170070315 Page: 1 OF 2
REC'D FOR REC 07/17/2000 2:05:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $821.40

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffery L. Woods and wife, Lyda G. Phillips**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth King, unmarried**, 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 Unit No. 2 on the Plan of Fairfax Square, a Horizontal Property Regime, as established by a Master Deed of record in Book 6506, Page 1, the Plat of which is found of record in Book 6506, Pages 42, 43, and 44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffery L. Woods and Lyda G. Phillips by deed of record in Book, 10115, Page 111, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2118 Fairfax Avenue, Unit 2, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 14th day of July, 2000

Jeffery L. Woods

Lyda G. Phillips

State of Tennessee)
County of Davidson)

On this 14th day of July, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffery L. Woods and Lyda G. Phillips, the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2007

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 222,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of July, 2000.

Notary Public

My Commission Expires: 9-29-2007

NEW OWNER:
Elizabeth King
2118 Fairfax Avenue, Unit 2
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
same as new owner

TAX MAP-PARCEL #:
104-4-K-2CO