Jerry Cecil Woodard, Jr.
SFI Acct. No. 0311769

Name and Address of New Owner:

Southern Financial, Inc.
5380 Hickory Hollow Pkwy #200
Antioch, TN 37013

Send Tax Bills To:

SAME

Prepared by:

D.W. McMackin
Castleman & McMackin, PLLC
213-A Ward Circle
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/15/01 14:40 2pgs
Fees:11.00 Taxes:379.87

20010515-0050310

Map & Parcel
75-8-18

WARRANTY DEED
IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 26th day of February, 2001, by and between Jerry Cecil Woodard, Jr., unmarried, party of the first part, and Southern Financial, Inc., its successors and assigns, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain and sell, convey, and confirm unto the said party of the second part the following described real estate situated and being in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, and being Lot No. 236, Tulip Grove, Section 4, of record in Book 4175, page 12, Register's Office for said County.

SAID Lot No. 236 fronts 81.00 feet on the northeasterly side of Denver Drive and extends back 150.60 feet on the northwesterly line and 150.98 feet on the southeasterly line to a dead line in the rear measuring 81.0 feet thereon.

BEING the same property conveyed TO Jerry Cecil Woodard, Jr., unmarried, from Valarie Diane Capley, Jerry Cecil Woodard, Jr., Tracie Lee Woodard, and Jack Huggins by deed of record in Book 8697, page 952, Register's Office for Davidson County, Tennessee.

This is improved property located at 617 Denver Drive, Hermitage, TN 37076 .

The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his successors and assigns, in fee simple, forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same, that the same is unencumbered and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The party of the first part has executed and delivered this Warranty Deed to the party of the second part in lieu of the foreclosure of that certain deed of trust dated August 25, 1999, executed by Jerry Cecil Woodard, Jr., to D. W. McMackin, Trustee, of record in Book 11642, page 347, Register's Office, Davidson County, Tennessee, and for satisfaction of the indebtedness therein described.

WITNESS THE signatures of the party of the first part on the day and year first above written.

Jerry Cecil Woodard, Jr.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Cecil Woodard, Jr., an unmarried man, the bargainor, with whom I am personally acquainted, (or proved to me upon the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 26th day of February, 2001.

Notary Public

My commission expires: _____

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 27, 2002

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $107,668.04.

Affiant

Subscribed and sworn to before me on this 26th day of February, 2001.

Notary Public

My commission expires: _____

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 27, 2002