SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/02/03 11:25 2pgs
Fees:13.00 Taxes:669.70
20030902-0126650

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of August, 2003.

Notary Public

NOTARY PUBLIC AT LARGE COUNTY, TENN.

My Commission Expires:_____

My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brian B. O'Connor and Jeri Lee O'Connor
805 Bay Cove Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
141-11-0-A-61

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stacey L. Woodroof, unmarried, formerly Stacey L. Duke and William P. Woodroof, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Brian B. O'Connor and wife, Jeri Lee O'Connor** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Rolling River Estates, Phase 4, as of record in Book 5200, page 184 & 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William P. Woodroof, unmarried and Stacey L. Duke, unmarried by warranty deed from Michael E. Bruff unmarried and Vickie L. Bruff, unmarried of record in book 8118, page 528, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 5200, Page 184 & 185, amended in book 6204, page 969, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4788, Page 950, as amended in Book 4871, page 640, Register's Office for Davidson County, Tennessee.

Declarations of record in Book 4892, page 689, as amended in Book 5463, page 238 and Book 5855, page 605, said Register's Office.

By-Laws of record in Book 4892, Page 679, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 805 Bay Cove Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 27th day of August, 2003.

Stacey L. Woodroof

Stacey L. Woodroof

William P. Woodroof

William P. Woodroof

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stacey L. Woodroof, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2003.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William P. Woodroof, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2003.

Sandra S. Towles

Notary Public

My Commission Expires: 2-19-07