THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Return To:
First Title & Escrow
2000 Richard Jones Road, #110
Nashville, TN 37215
File Box 9B
#21545

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.	
Linda S. Woods, et. vir	Countrywide Home Loans, Inc.	Map	131-01
4119 Legend Hall Drive	718 Thompson Lane, #104	Parcel	151.00
Nashville, TN 37215	Nashville, TN 37204	Field Bk	7DA70689

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CARL W. FRANKLIN and wife, JULIA R. FRANKLIN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto LINDA S. WOODS and husband, FELIX G. WOODS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Those certain premises comprising a portion of Legend Hall, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 18th day of July, 1975, of record in Book 4934, page 15, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Unit No. 4119 in Legend Hall, a Horizontal Property Regime, located at 4119 Legend Hall Drive in Nashville, Davidson County, Tennessee, as shown on the plat of the Resubdivision of Legend Hall, recorded in Book 5200, page 275, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Carl W. Franklin, et ux by deed from Robert W. Pedigo, a single man of record in Book 8629, page 63, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 4119 Legend Hall Drive, Nashville, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

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 we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. State and County Real Property Taxes for the taxable year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters that may appear on the Plan of record in Book 5200, page 275, Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed for a Horizontal Property Regime for Legend Hall, of record in Book 4934, page 15, said Register's Office.

Davidson County DEEDWARR
Recvd: 09/18/03 15:14 2pgs
Fees:13.00 Taxes:1313.50
20030918-0138475

4. Subject to the By-Laws of the Association of the Owners of Legend Hall, of record in Book 4934, page 21, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our 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.

WITNESS our hands on this the 28th day of August, 2003.

"GRANTORS"

Carl W. Franklin
CARL W. FRANKLIN

Julia R. Franklin
JULIA R. FRANKLIN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL W. FRANKLIN and wife, JULIA R. FRANKLIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 28th day of August, 2003.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires August 20, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $355,000.

Carl W Franklin
Affiant

Sworn to and subscribed before me, this the 28th day of August, 2003.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires August 20, 2005