WARRANTY DEED

G-MMR-03-1146

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

David C. T

Affiant

Subscribed and sworn to before me, this 10th DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBER
David C. Timmons	Bank Of America Mortgage	
1146 Cherbron Drive	9000 Southside Blvd.	41-4-18
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we LINDA GOEKE WOODS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID C. TIMMONS AND WIFE, TREVA J. TIMMONS, 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 Lot No. 10 on the plan of Dalemere Subdivision, Section 1, of record in Book 2900, page 35, Register's Office for said County.

Said Lot No. 10 fronts 160.9 feet on the northerly margin of Cherbron Drive and extends back 220 feet on the easterly line and 312.25 feet on the westerly line to a dead line in the rear, measuring 183.1 feet thereon.

Being the same property conveyed to Linda Goeke Woods by deed from Johnny R. Layne and wife, Sheila A. Layne dated March 2, 1990 and filed for record March 5, 1990 in Book 8057, page 863, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 6186, page 271 and Plat Book 2900, page 35, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1146 Cherbron Drive, Nashville, Tennessee 37207
(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 10th day of October, 2003.

Linda Goeke Woods
Linda Goeke Woods

Davidson County DEEDWARR
Recvd: 10/15/03 10:46 2pgs
Fees:13.00 Taxes:460.65

20031015-0152803

STATE OF Tennessee
COUNTY OF Davidson

I, John Gleaves, a Notary Public of the County and State first above written, do hereby certify that Linda Goeke Woods personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of October, 2003.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903