This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 11/05/03 14:07 2pgs
Fees:13.00 Taxes:288.60
20031105-0162481

ADDRESS NEW OWNER:
Keshanda Y. Woodard
720 Ridgeview Court
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
1ST TRUST BANK FOR SAVINGS
P. O. Box 17257
Memphis, TN 38187-0257

MAP AND PARCEL:
MAP 173-01-0
PARCEL 261.00
05DU-77058

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Harold F. Morris, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Keshanda Y. Woodard, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 12-B, on the Zone Lot Division of Dreamland Estates Southeast, Section 3, of record in Plat Book 6250, Page 282, (amending Plat Book 5200, Page 649), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Harold F. Morris, by Quitclaim Deed from Ila C. Morris of record in Book 8155, Page 374, and re-recorded in Book 9544, Page 824, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.
This conveyance is subject to restrictions of record in Book 6376, Page 121, and such easements and setback lines of record in Plat Book 6250, Page 282, said Register's Office.
Taxes for 2003 have been pro-rated and and paid.

This is improved property known as 720 Ridgeview Court, Antioch, TN 37013, and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Keshanda Y. Woodard, unmarried, her heirs and assigns, forever; and I, Harold F. Morris, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30 day of October, 2003.

Harold F. Morris

STATE OF VIRGINIA)
COUNTY OF Arlington

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold F. Morris, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Arlington, Virginia, this the 30 day of October, 2003.

E Virginia Thompson
NOTARY PUBLIC

My Commission Expires: Sept. 30, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 78,000.00.

Yashanda Woodard
AFFIANT

Subscribed and sworn to before me this 31st day of October, 2003.

NOTARY PUBLIC
My Commission Expires: 9/25/2004