(1)

Davidson County DEEDWARR
Recvd: 01/05/04 11:31 2pgs
Fees:13.00 Taxes:504.13

20040105-0001193

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,250.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of December, 2003.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

WARRANTY DEED

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christopher B. Woodruff
112 Beech Bend Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 142-140-191.00

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, **James C. Plasko and wife, Angela Plasko** hereinafter referred to as Grantors, hereby transfers and conveys to **Christopher B. Woodruff, an unmarried man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

A certain tract of land located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 708 on the Plan of Harpeth Woods, Section Three, of record in Book 5200, Page 270, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James C. Plasko and wife, Angela Plasko by Warranty Deed from Gary W. Crowe and wife, Janice S. Crowe of record in Book 11553, Page 555, Register's Office for Davidson County, Tennessee, dated June 30, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 270, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5867, Page 193; Book 5882, Page 261; Book 5884, Page 840; Book 6097. Page 560, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable.

This is improved property known as 112 Beech Bend 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 29th day of December, 2003.

James C. Plasko

Angela Plasko

Angela Plasko

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 James C. Plasko and wife, and Angela Plasko, 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 29th day of December, 2003.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN