WARRANTY DEED

STATE OF Tennessee

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $.85,000.00

Affiant

SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF January, 2004.

NOTARY PUBLIC (Affix Seal)

Notary Public

My Commission Expires: _____

WOODS-04MT0425

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
7000 Executive Center, Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
George Ronald Woods Jr. married	The Estate of Lucille Blanche Waller	107.14-O-106.00
916 Goodbar Drive	5662 Cloverland Dr.	
Nashville, TN 37217	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOHN EVERETT WALLER, ALICE OLIVIA HALEY, DAVID TROY WALLER AND RACHEL ELIZABETH WALLER, herein after called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GEORGE RONALD WOODS JR., MARRIED, herein after 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. 214, on the map of Miro Meadow, as of record in Book 1424, page 94 and 95 at the Register' Office for said County. Said Lot No. 214 fronts 70 feet on the easterly of Goodbar Drive and runs back 148 feet on the Northerly line and 148 feet on the Southerly line to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to Ernest H. Waller, et ux Blanch A. Waller by deed from Atticus S. McCord III and wife, Joye L. McCord of record in Book 3574, page 435 on 6/26/63, at the Register's Office in Davidson County, Tennessee.

Ernest H. Waller et ux, Blanch A. Waller are both now deceased. Property is now being vested in the heirs at law, John Everett Waller, Alice Olivia Haley, David Troy Waller, Rachel Elizabeth Waller by affidavit of heirship of record in instrument number 20040128-0010928, at said Register's Office.

Blanch A. Waller and Lucille Blanche Waller are one in the same person.

( ) unimproved
This is (X) improved property know as 916 Goodbar Drive, Nashville, Tennessee 37217.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 26th day of January, 2004 :

John Everett Waller

Carmella Waller

Alice Olivia Haley

James Haley

David Troy Waller

Tracey Waller

Rachel Elizabeth Waller

Davidson County DEEDWARR
Recvd: 01/28/04 14:59 2pgs
Fees:13.00 Taxes:314.50

20040128-0010929

STATE OF Tennessee

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN EVERETT WALLER AND WIFE CARMELLA WALLER AND ALICE OLIVIA HALEY AND HUSBAND, JAMES HALEY AND DAVID TROY WALLER AND WIFE, TRACEY WALLER AND RACHEL ELIZABETH WALLER, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 26th day of January, 2009.

ANGELA L. McCLAIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires 5/12/2004

Carmella P. McClanahan

Notary Public

My Commission Expires: _____