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Realty Title 07
48A

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $ 124,850.00

Affiant

Subscribed and sworn before me this the 20th day of February , 2004.

My Commission Expires: ~~3/25/06~~ 9/17/07

Notary Public

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
LaVergne, TN 37086

Davidson County DEEDWARR
Recvd: 02/23/04 11:33 2pgs
Fees:13.00 Taxes:461.95
20040223-0020237

Address of New Owner	Improved Property	Send Tax Bills to
Melanie D. Berry	known as:	1st Trust Bank for Savings
147 Antler Ridge Circle	147 Antler Ridge Circle	P.O. Box 17257
Nashville, TN 37214	Nashville, TN 37214	Memphis, TN 38187

Map 122-1-A Parcel 437

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,

OLE SOUTH PROPERTIES, INC.

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and conveyed unto:

MELANIE D. BERRY

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of loan together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 26 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

Being a portion of the same property conveyed to Ole South Properties, Inc. by Warranty Deed from James R. Carbine, Trustee of record as Instrument Number 20031009-0150242, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20020904-0107261 Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument Number 20000607-0056981, Instrument Number 20001011-0101044, Instrument Number 20020725-0089575, Instrument Number 20020904-0107261, Register's Office for Davidson County, Tennessee.

Subject to Easements/Agreement of record in Book 8332, page 982, and Instrument Numbers 20000612-0058346; 20000419-0039023 , Register's Office for Davidson County, Tennessee.

Subject to Deed conveying the common area to Woodland Point Homeowner's Association, Inc. of record in Instrument Number 20001205-0119722, Register's Office for Davidson County, Tennessee.

Subject to terms and conditions of the Bylaws/Charter of Woodland Point Homeowners Association, Inc. of record in Instrument Number 20001011-0101044, Instrument Number 20001013-0102000, Instrument Number 20020222-0022863, Register's Office for said County.

Subject to any and all easements and/or restrictions of record in the Register's for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 20th day of February, 2004.

Ole South Properties, Inc. by Roger Case, Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Roger Case** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within instrument on behalf of **Ole South Properties, Inc**. for the purposes therein contained, and who further acknowledged him/her self to be the **Vice-President,** and being authorized by the board of directors to execute this document on behalf of **Ole South Properties, Inc.**

Witness my hand and official seal this 20**th** day of **February, 2004**.

My Commission Expires: 9/17/07

Notary Public

SUSAN MAGNUSON
Notary Public At Large
RUTHERFORD COUNTY, TN