THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22291-01-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$100,000.00~~ $147,900.00 Affiant Subscribed and sworn to before me this 27th day of February, 2004. Notary Public My Commission Expires: My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Phyllis Nelson 1120 Dawnwood Drive Old Hickory, TN 37138	Countrywide Home Loans 3011 Armory Dr., #120 Nashville, TN 37204	Map No.063.16 Parcel No. 195.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicole R. Woodson**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phyllis Nelson,** married ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1120 Dawnwood Drive, Old Hickory, Tennessee 37138

Douglas Aaron Woodson, spouse of Nicole R. Woodson, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Nicole R. Woodson.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of February, 2004.

Nicole R. Woodson

Douglas Aaron Woodson, Sr.
By: Nicole R. Woodson
Douglas Aaron Woodson
By Nicole R. Woodson, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 03/04/04 11:19 3pgs
Fees:18.00 Taxes:547.23
20040304-0024543

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nicole R. Woodson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2004.

Notary Public

My Commission Expires: My Commission Expires SEPT. 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Nicole R. Woodson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Douglas Aaron Woodson and is authorized by the said Douglas Aaron Woodson to execute this instrument on his behalf.

Witness my hand, at Office, this 27th day of February, 2004.

Notary Public

My Commission Expires:

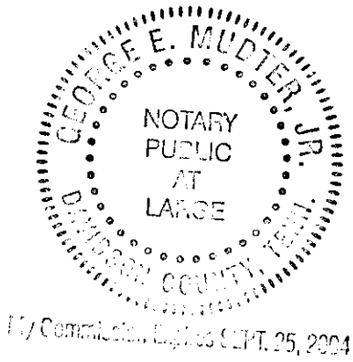


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) as of record in Plat Book 6900, page 550 through 552, corrected in Book 7462, page 445, Book 8110, page 401 and Book 8181, page 112, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Nicole Shelton, unmarried by deed dated August 13, 1993 from Fox Ridge Homes, Inc. of record in Book 9063, page 262, Register's Office for Davidson County, Tennessee. The said Nicole Shelton having since married and is now known as Nicole R. Woodson.

This conveyance is made subject to:

1) 2004 County Taxes, which have been prorated and assumed by the Grantee(s)
2) Restrictions of record in Book 7351, page 852, Book 7451, page 739, Book 8336, page 393;
3) Dedication of common area of record in Book 8207, page 276;
4) Charter of record in Book 8517, page 761, Book 8833, page 216;
5) Easements of record in Book 11030, pages 740 and 785, Book 8007, page 235, Book 8657, page 179; and
6) All matters appearing on the Plan of record in Book 6900, page 405, Book 6900, page 550 through 552, Book 7462, page 445, Book 8110, page 401, and Book 8181, page 112, Register's Office for Davidson County, Tennessee.