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. 22782-04-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me this 28th day of May, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Kim Jones 1048 Lynnwood Boulevard Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.144.03-0 Parcel No. 007.00

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, **E. DeVaughn Woods and wife, Dorothy A. Woods**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kim Jones, unmarried** ("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 1048 Lynnwood Boulevard, Nashville, TN 37215

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 28th day of May, 2004.

E.DeVaughn Woods

Dorothy A. Woods, BY: E. DeVaughn Woods, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 28th day of May, 2004.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **E. DeVaughn Woods**, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Dorothy A. Woods** and was authorized by the said **Dorothy A. Woods** to execute this instrument on HER behalf.

Witness my hand, at Office, this 28th day of May, 2004.

My commission expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My Commission Expires

Davidson County DEEDWARR
Recvd: 06/04/04 16:06 2pgs
Fees:13.00 Taxes:2035.00

20040604-0066488

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Chickering Hills Section One, as of record in Plat Book 2331, page 8, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to E. DeVaughn Woods and wife, Dorothy A. Woods by deed dated December 22, 1954 from W.L. Bainbridge, Jr., Trustee and W.L. Bainbridge, Jr., Individually and wife, Julia W. Bainbridge of record in Book 2338, page 605, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 2331 page 8, Register's Office for Davidson County, Tennessee.
3. Easement for road purposes of record in Book 1542 page 313, Register's Office for Davidson County, Tennessee.
4. Water contract recorded in Book 880 page 119, Register's Office for Davidson County, Tennessee.