Davidson County DEEDWARR
Recvd: 11/10/04 10:36 2pgs
Fees:13.00 Taxes:462.50

20041110-0135540

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN07122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 3rd day of November, 2004

Notary Public

MY COMMISSION EXPIRES:

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Kenneth L. Woodson **945 Barnes Road** **Antioch, TN 37013**	**New Owners**	**173-11-0-A-046.00 CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary Norma Armstrong, Trustee of the Clifford Allen Armstrong and Sally Ann Armstrong Land Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth L. Woodson and wife, Donna B. Woodson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 111 on the plan of Stanford Village, Section One, as shown on plat of record in Instrument Number 200002040012060,*Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. *Amended on Plat of record in Instrument No. 20020425-0051154, said Register's Office.
Being the same property conveyed to Mary Norma Armstrong, Trustee of the Clifford Allen Armstrong and Sally Ann Armstrong Land Trust, by Quitclaim Deed from Beazer Homes Corp., d/b/a Phillips Builders, Inc., dated 2-13-01 and recorded 2-23-01 in Instrument No. 20010223-0017193, and Instrument of Correction of Deed recorded in Instrument No. 20041110-0135539 **, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved (X) property known as **945 Barnes Road, Antioch, TN 37013**
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 we do covenant with the said GRANTEES that we are 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 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 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 our hands this 3rd day of November, 2004.

Mary Norma Armstrong, Trustee

Mary Norma Armstrong, Trustee of the Clifford Allen Armstrong and Sally Ann Armstrong Land Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, they undersigned, a Notary Public within and for the State and County aforesaid personally appeared MARY NORMA ARMSTRONG with whom I am personally acquainted and who upon her oath acknowledged herself to be the TRUSTEE of the CLIFFORD ALLEN ARMSTRONG AND SALLY ANN ARMSTRONG LAND TRUST, the within named bargainor, and that she as such TRUSTEE being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Franklin, Tennessee, on this the 3rd day of November, 2004.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006