Return To:

#400953

Land Title of Tenn.
4 Centerview Drive Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/13/04 10:42 2pgs
Fees:13.00 Taxes:477.30

20041213-0147693

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $129,000.00. April Anderson Affiant Subscribed and sworn to before me, this 17th day of November, 2004. Meredith L. Shrader Notary Public My Commission Expires: MEREDITH L. SHRADER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires April 18, 2005

MEREDITH L. SHRADER NOTARY PUBLIC AT LARGE GILES COUNTY, TN

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Deborah L. Woodfin 511 Stacy Square Terrace Nashville, TN 37221	America's Wholesale Lender 750 Old Hickory Blvd. #180 Brentwood, TN 37027	128-6A-511

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIFFANY F. MANNING NOW RAINES, MARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DEBORAH L. WOODFIN, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 511, Lot 6A, on the Plan of Stace Square II, of record in Plat Book 6250, page 159, Register's Office for Davidson County, Tennessee, as amended by exhibit to Master Deed in Book 6497, page 720, said Register's Office.

Being the same property conveyed to Tiffany F. Manning and husband, Robin Sean Manning by deed from Sandy B. McDougal, unmarried, of record in Book 9744, page 417, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Tiffany F. Manning by deed from Robin Sean Manning, of record as Instrument No. 20031024-0157282, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not the principal place of residence of the spouse of Tiffany F. Manning Raines.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Plat Book 6250, page 159, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Book 5973, page 335 and in Book 6307, page 866, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws establishing a Horizontal Property Regime of Stacy Square Townhomes II, of record in Book 6497, page 700 and as amended in Book 8117, page 891, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common areas.

This is improved property known as 511 Stacy Square Terrace, Nashville, TN 37221.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 17th day of November, 2004.

Tiffany F. Manning Raines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIFFANY F. MANNING RAINES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of November, 2004.

Notary Public

My Commission Expires: 9-24-2005

MARGY S. HARDEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005