Return to:
Baldwin Land Title, PLLC
51 Century Blvd. Ste. 308
Nashville, TN 37214
04128-3019

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James Woolery
211 Colt Dr.
Nashville, Tennessee 37221

SEND TAX BILL TO:
CTX Mortgage
2828 N. Harwood
Dallas, TX 75201-1516

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 01/03/05 15:37 2 pgs
Fees:13.00 Taxes:480.19
20050103-0000747

MAP	128
GROUP	10
PARCEL	174

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jennifer P. Uselton,** married, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **James W. Woolery and Susan R. Woolery,** husband and wife, 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. 169 on the Plan of Stacy Square, Section 4, of record in Plat Book 4460, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Jennifer P. Uselton by deed from Mary Ann Power and husband, David V. Power, Sr. of record in Instrument no. 20040308-0025956, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 211 Colt Dr., Nashville, Tennessee 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 "GRANTEES", their heirs and assigns , forever, and, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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.

JOSEPH USELTON joins in this conveyance to transfer any right, title or interest he may have in subject property, marital or otherwise.

WITNESS our hands this the 17th day of December, 2004 .

Jennifer P. Uselton

Joseph Uselton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jennifer P. Uselton and Joseph Uselton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of December, 2004.

NOTARY PUBLIC

MELISSA HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 8-14-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $129,780.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of December , 2004 .

NOTARY PUBLIC

My Commission Expires: 8/22/07

LEATHER M. MOORE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires SEPT. 22, 2007