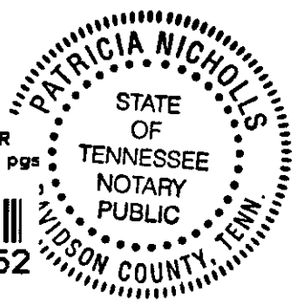
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 03/04/05 15:47 2 pgs
Fees:13.00 Taxes:480.63



20050304-0024452

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2005.

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Blakedia N. Wilson	Bank of America	Map 59
3834 Dubois Drive	9000 Southside Blvd	Group 10
Nashville, TN 37207	Jacksonville, FL 32256	Parcel 174

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

Clarence Woodruff, III and Nathaniel Woodruff and Barbara J. Randolph and Katheryn Wright and Delores H. Davidson and Rodell Woodruff and Patricia A. Sweat Devisees of the Estate of **Naomi Elizabeth Woodruff**
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Blakedia N. Wilson, unmarried
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. 430 on the Plan of Haynes Manor, Section 3, as of record in Book 4175, Page 11, Register's Office for said County.

Said Lot No. 430 fronts 75.0 feet on the easterly side of Dubois Drive and extends back 135.0 feet on the northerly line and 135.0 feet on the southerly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Clarence Woodruff, Jr. and wife, Naomi Woodruff by deed from Hillsboro Homes, Inc., of record in Book 4409, Page 115, Register's Office for said County. The said Clarence Woodruff, Jr. having predeceased Naomi Woodruff. The said Naomi Woodruff died and devised the property by Will to the Grantors herein. See also Probate File #03P-1842 of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to: (1) 2005 County Taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Book 4175, page 11, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4228, page 685, and Book 4243, page 869, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3834 Dubois Drive, Nashville, TN 37207

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.

1st +

Witness our hands this 2nd day of March, 2005.

Clarence Woodruff, III

Nathaniel Woodruff

Barbara J. Randolph

Katheryn Wright

Delores H. Davidson

Rodell Woodruff

Patricia A. Sweat

Patricia A. Sweat

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delores H. Davidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence Woodruff, III, Nathaniel Woodruff, Barbara J. Randolph, Katheryn Wright, Rodell Woodruff and Patricia A. Sweat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennesse, this 2nd day of March, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.