[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jimmy D. Sartain, et ux	Patriot Bank	Map-Par 118-3-99
2705 Rosedale Place	8376 Highway 51 N.	
Nashville, TN 37211	**Millington, TN 38053**	12226 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Arnetta Woodard, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jimmy D. Sartain and wife, Betty O. Sartain,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Phase One , Rosedale Place of record in Plat Book 11190, page 3, Register's Office for Davidson County, Tennessee, to whick reference is hereby made for a more complete description.

Being the same property conveyed to Arnetta Woodard by deed from Rosedale Place, LLC of record in Instrument No. 20000323-0029782, said Register's Office for Davidson County, Tennessee.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005, which have been prorated.
2. All matters shown on the Plan of record in Plat Book 11190, page 3, said Register's Office.

This is improved property commonly known as 2705 Rosedale Place, Nashville, TN 37211

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $147,000.00.

Affiant

Subscribed and sworn to before me this 14th day of March, 2005.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 4-27-2005

Davidson County DEEDWARR
Recvd: 03/16/05 14:04 2 pg
Fees:13.00 Taxes:543.90

20050316-0029023

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of March, 2005.

Arnetta Woodard

Arnetta Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of March, 2005, before me personally appeared Arnetta Woodard to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 9/22/07

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE