Davidson County DEEDWARR
Recvd: 03/18/05 10:06 2 pgs
Fees:13.00 Taxes:421.43

20050318-0029864

#232

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Hui Hua Wu	Bank of America	Map 75-10-
8231 Luree Lane	1400 Best Plaza Dr.	Parcel 61
Hermitage, TN 37076	Richmond, VA 23227	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

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, **Audrey R. Woodall, unmarried and son, Jerry D. Dabbs, (The "Grantors")** have bargained and sold, and by these presents does transfer and convey unto **Hui Hua Wu,** ~~**married,**~~ UN Married **(The "Grantee"), her** heirs and assigns 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. 84, on the Plan of Hermitage Estates, of record in Plat Book 3300, pages 70 and 71, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Audrey R. Woodall and Jerry D. Dabbs by warranty deed from Helen Gail Bynum, unmarried of record in Book 10024, page 705, said Register's Office.

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

This conveyance is subject to the following:

1. **2005 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 3403, page 556, said Register's Office.**
3. **All matters appearing of record in Plat Book 3300, pages 70 and 71, said Register's Office.**

This is improved property commonly known as 8231 Luree Lane, Hermitage, TN 37076.

ARW
JDD

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]
The actual consideration or value, whichever is greater for this transfer is $113,900.00.

Audrey R. Woodall
Affiant

Subscribed and sworn to before me this 15th day of March, 2005.

Judy Painter-Rose
Notary public:

My Commission Expires MAR. 31, 2007
My Commission Expires:

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

And Grantors does covenant with the said Grantee that the Grantors 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 Grantors does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of **March, 2005.**

Audrey R. Woodall
Audrey R. Woodall

Jerry D. Dabbs
Jerry D. Dabbs

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Audrey R. Woodall and Jerry D. Dabbs, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 15th day of March, 2005.

Judy Painter-Rose
Notary Public

My Commission Expires MAR. 31, 2007
My Commission Expires: