After Recording Return To:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

This instrument prepared by:
Brenda R. Lehman
Attorney at Law
First American Title Insurance Company
100 Bluegrass commons Blvd., Suite 115
Hendersonville, Tennessee 37075
(615) 264-8979

File No.: **2105-761886**

Davidson County DEEDWARR
Recvd: 03/22/05 13:18 3 pgs
Fees:18.00 Taxes:290.45
20050322-0031217

WARRANTY DEED

THIS INDENTURE, made and entered into this **March 15, 2005**, by and between **Tonya D. Woodley, a single woman**, parties of the first part, and **Gina Martin, a single woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 294, MAPLECREST, as shown on plat of record in Plat Book 1835, Page 27-28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tonya D. Woodley, a single woman by Warranty Deed from Rocky D. Cunningham and Mary R. Cunningham, recorded the 23rd day of September, 1999 in Deed Book 11672, Page 885, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **084-11 44.00**
X Improved OR
Unimproved property located at: **2217 Weona Dr., Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Tonya D. Woodley

STATE OF **TN**

COUNTY OF **SUMNER**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Tonya D. Woodley, a single woman** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **March 15, 2005.**

Notary Public

ANGELA MORSTEAD, Notary Public
In and For The State of Ohio
My Commission Expires October 21, 2007

My Commission Expires: 10-21-07

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Owner's Name: **Gina Martin**

and Address: **2217 Weona Dr.**
Nashville, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)
JPMorgan Chase Bank, N.A.
4473 Lebanon Pk
Hermitage, TN 37076

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**78,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **March 15, 2005.**

Notary Public

My Commission Expires: 12.30.08

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY