Return to: First Title and EScrow Company, Inc.
File Number 24064 Box 9B

This instrument prepared by:
Bottorff, Kavin & Cook, PLC
Attorneys at Law
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/28/05 14:34 2 pgs
Fees:13.00 Taxes:3511.30
20050428-0047509

NEW OWNER:
Fred A. Parker, Jr., et ux
3822 Woodlawn Drive
Nashville, TN 37215

SEND TAX BILL TO:
Owner

MAP & PARCEL:
p/o 11701000200 and 11604029100

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alldredge Kirby Develoment, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Fred A. Parker, Jr., and wife, Elizabeth M. Parker,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 2, together with the appurtenant interest in the common elements of New Court at Woodlawn, a planned unit development with private elements established by Master Deed, of record in Instrument No. 20050311-0027387, as amended and restated by instrument appearing of record as Instrument No. 20050428-0047508, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 3 on the Plan of 3810 Woodlawn Drive of record in Instrument No. 20030919-0138882, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Alldredge Kirby Development, LLC, a Tennessee limited liability company, by deed dated December 19, 2003 from Karen Dahlinger, Don Dahlinger, and Teresa Ford of record in Instrument #20031222-0182060, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: Real property taxes for the year 2005 and subsequent years; Any and all building and zoning regulations of city, county and state; All matters showing on the Master Deed of record at Instrument #20050311-0027387, Charter of New Court at Woodland, Inc., of record at Instrument #20050103-0000760, said R.O.D.C.T.

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 **Alldredge Kirby Development, LLC,** covenants with the said Grantees that it 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 **Alldredge Kirby Development, LLC** further covenants and binds itself, its successors 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.

This improved property is known as: 3822 Woodlawn Drive, Nashville, TN 37215.

WITNESS MY HAND THIS 22nd DAY OF APRIL, 2005, IN NASHVILLE, TENNESSEE.

ALLDREDGE KIRBY DEVELOPMENT, LLC

By: _____
Steve Kirby
Title: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority Notary Public, with and for the County and State aforesaid, personally appeared Steve Kirby, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for purposes therein contained, and who further acknowledged that he is the Secretary of Alldredge Kirby Development, LLC, a Tennessee limited liability company, the bargainor, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for purposes therein contained, by signing the name of the company by himself as such Secretary.

Witness my hand this 22nd day of April, 2005.

CATHERINE M. WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Catherine M. Wood
Notary Public

My Commission Expires: ~~August~~ 3, ~~2005~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $949,000.00.

_____
Affiant

Sworn to and subscribed to me, the undersigned, this 22ND day of April, 2005, in Nashville, Tennessee.

CATHERINE M. WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Catherine M. Wood
Notary Public

My Commission Expires: _____

15670.2004/MS