THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** ~~First Title & Escrow Co., Inc.~~ ~~FTEC File No. 24272-05-2005~~ ~~File Box 9B~~ ~~Record & Return To:~~ ~~Watauga Title Company~~ 155 Franklin Road, Suite 120 Brentwood, TN 37027	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $805,000.00. Affiant Subscribed and sworn to before me this 16th day of May, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: James M. Woodard Rebekah B. Woodard 4365 Chickering Lane Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.144.09-0 Parcel No. 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keith Wolken, unmarried, and Natalie Wolken, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Woodard and wife, Rebekah B. Woodard** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4365 Chickering Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of May, 2005.

Keith Wolken

Natalie Wolken

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Keith Wolken and Natalie Wolken**, 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, at office, this 16th day of May, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/24/05 08:15 2 pgs
Fees:13.00 Taxes:2978.50

20050524-0058156

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Chickering Estates Section I as of record in Plat Book 2663, pages 86 and 87, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keith Wolken and Natalie Wolken by deed dated November 15, 2002 from Patricia L. Sneed, unmarried, of record in Instrument No. 20021118-0142646, Register's Office for Davidson County, Tennessee. The parties having since divorced.

This conveyance is made subject to:

1. Taxes for the year which have been pro-rated and assumed by the Grantee; and
2. Restrictive covenants contained in an instrument of record in Book 2810, page 5, amended in Book 3096, page 210; and
3. All matters appearing on the Plan of record as Book 2663, pages 86 and 87, Register's Office for Davidson County, Tennessee.