(B)

WARRANTY DEED

CONNIE L. TIMBS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

PLEASE RETURN TO:
SOUTHERN TITLE, LLC
379 E. MAIN ST.
HENDERSONVILLE, TN. 37075

My Commission Expires 3-6-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,750.00

Christine Howell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2005.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 3-6-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Garcia	GMAC Mortgage Corporation	MAP 53-06B 41.00C0
(NAME)	(NAME)	
2513 Park Green Lane	6 Cadilac Drive, Suite 150	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/20/05 11:07 2 pgs
Fees:13.00 Taxes:509.68
20050620-0070185

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRAD T. WOODROFFE, A SINGLE MAN, BY AND THROUGH MIKE YORK, ATTORNEY IN FACT**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLOS GARCIA**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot 238, Phase 4A, Waterford, of record in Book 7900, Page 596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. * 20050620-0070183

Being the same property conveyed to Brad T. Woodroffe by quitclaim deed from Michele L. Woodroffe of record in Instrument No. *, Register's Office for Davidson County, Tennessee, and originally deed of record in Instrument # 20010403-0032184, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

MIKE YORK executes this instrument as Attorney in Fact for BRAD T. WOODROFFE pursuant to Power of Attorney of record in Instrument No. **, Register's Office for Davidson County, Tennessee.

** 20050620-0070184

This is improved property, known as 2513 Park Green Lane, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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.

Witness my hand(s) this 6/15/2005.

Brad T. Woodroffe
Brad T. Woodroffe

Mike York AIF
BY: MIKE YORK, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, MIKE YORK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that he is the Attorney In Fact for BRAD T. WOODROFFE and is authorized by BRAD T. WOODROFFE to execute this instrument on his behalf.

WITNESS my hand and official seal this 15th day of June, 2005.

Gina R. Krantz

NOTARY PUBLIC

GINA R. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 9-20-08