THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Owner

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 06/23/05 10:44 2 pgs
Fees:13.00 Taxes:566.10
20050623-0072172

MAP PARCEL NUMBERS 150-9-B-1.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of June, 2005 by and between **Sarah Woodson**, unmarried, party of the first part, and **Carl Blackman, SR. and Anne Blackman, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$153,000.00** 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 has 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 Antioch County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 1 on the Plan of first Revision, Forest Pointe, Single Family, Phase I, of record in book 9700, page 92, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to Sarah Woodson, unmarried, by Warranty Deed from NVR Fox Ridge, Inc., of record in Book 10710, Page 661, dated 11/24/97, and recorded 12/5/97, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Taxes which have been prorated and assumed by the Grantee(s); any and all matters of Plat of record in Book 9700, Page 92; any and all zoning regulations, setback lines, building restrictions of record in Book 9889, Page 559; easements, charters, by- laws, master deeds, right of ways, etc. all of record in the Registers Office for said County, Tennessee.

The above Legal description is identical to the one in the previous deed of record.

This improved property is also known as 525 Forest Pointe Place, Antioch, Tennessee, 37013.

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

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend 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 said party of the first part the day and year first above written.

X Sarah Woodson
Sarah Woodson

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sarah Woodson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17 day of June, **2005.**

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires 9-22-07

Angie Valentini
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, ~~$145,000.00~~ Av 153,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Florentine Bailey
Affiant

Subscribed and sworn to before me this 17th day of June, 2005.

Angie Valentini
Notary Public

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

9-22-07
My commission expires

PROPERTY ADDRESS:
525 Forest Pointe Place
Antioch, TN 37013

Name and Address of New Owner:
Owner
525 Forest Pointe Place
Antioch TN 37013