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

SEND TAX BILLS TO: Bryce Page
2623 Woodyhill
Nashville, TN 37208

MAP PARCEL NUMBERS
71-4-0-38.00

Davidson County DEEDWARR
Recvd: 07/08/05 12:01 2 pgs
Fees:13.00 Taxes:314.50
20050708-0079217

WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of June, **2005**, by and between **Carolyn Diane Woods**, party of the first part, and **Bryce Page**, party of the second part,

WITNESSETH: That for and in consideration of **$85,000.00** 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 Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being lot No. 297 on the plan of Joywood Heights Subdivision, Section Two, which is of record in Book 1130, page 92, Register's Office for Davidson County, Tennessee, and described herein as follows:

Said Lot No. 297 fronts 60 feet on the easterly side of Woodyhill Drive and runs back between parallel lines 193 feet to a dead line.

Being the same property conveyed to Carolyn Diane Woods by Warranty Deed from Ronald Ingham and wife, Bobbie Jean Ingham, dated 1-2-90, and recorded 1-4-90, Register's Office for Davidson County, Tennessee, in Book / Instrument No. 8018, Page 905.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); (all particular exceptions from commitment go here regarding plat of record, restrictions, easements, right of ways, charter, by laws, master deed, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's 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 2623 Woodyhill Drive, Nashville, TN 37208.

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.

Carolyn Diane Woods

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carolyn Diane Woods** 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.

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WITNESS my hand and Notarial Seal at office this 10th day of June, **20 05.**

My commission expires 9-22-05

Angie Valentine

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, **$85,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Affiant

Subscribed and sworn to before me this 13th day of June, 2005.

Angie Valentine

Notary Public

PROPERTY ADDRESS:
2623 Woodyhill Drive
Nashville, TN 37208

My commission expires 9-22-07

New owner:
Bryce Page
2623 Woodyhill Dr.
Nashville, TN. 37208