Davidson County DEEDWARR
Recvd: 07/08/05 15:05 2 pgs
Fees:13.00 Taxes:592.00
20050708-0079462

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Darcy Elizabeth Wallus **247 Hillsboro Place** **Nashville, TN 37215**	**Map 117-3D** **Parcel 247**	**Countrywide Home Loans, Inc.** **P.O. Box 10423** **Van Nuys, CA 91410-0423**
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Allen N. Woods, II, an unmarried person** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Darcy Elizabeth Wallus, an unmarried person** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being the Unit No. 247 on the Plan of Hillsboro Station Condominiums, as of record in Book 6250, pages 751, 752, and 753, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Allen N. Woods, II, by deed from Michael E. Shelby and wife, Jill Watson Shelby of record in Book 10716, page 520, said Register's Office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties at closing and assumed by Grantee.

2. All matters on the Plan of Hillsboro Station Condominium of record in Book 6250, pages 751, 752 and 753, said Register's Office.

3. Covenants, Conditions, Restrictions, Regulations and By-Laws contained in Master Deed establishing a Horizontal Property Regime of Hillsboro Station of record in Book 6740, page 37, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Darcy Elizabeth Wallus
Affiant

Subscribed and sworn to before me this 6th day of July, 2005.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 3/31/07

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4. Exhibit C to Master Deed of Hillsboro Station –Rules and Regulations Vehicles and Parking of record in Book 8140, page 689, said Register's Office.

5. Charter of Hillsboro Station Homeowner's Association of record in Book 6747, page 6, said Register's Office.

This is improved property, known as **247 Hillsboro Place, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 6th day of July, 2005.

Allen N. Woods, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Allen N. Woods, II**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 6th day of July, 2005.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
7-19-08