PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 08/15/05 16:10 2 pgs
Fees:13.00 Taxes:691.90
20050815-0096544

W & I Ref:(_____) Title No: 46590
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew Maddin 5520 Kendall Drive Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 103-06-093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$187,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Alan Woodard ,married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Maddin , unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Brookside Court Subdivision of record in Book 1424, Page 145 Register's Office for said County.

SAID Lot No. 11 fronts 75 feet on the northerly margin of Kendall Drive and extends back between parallel lines 174.2 feet to a dead line in the rear, measuring 75 feet thereon. Together with and subject to a Deed of Easement for driveway purposes of record in Book 5188, page 127 said Register's Office.

BEING the same property conveyed to J. Alan Woodard, married by deed from Adelle Wood, unmarried, of record in Book 11050, page 544, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Document No. 20010416-0036807, Register's Office for Davidson County, Tennessee, Sharon Woodard, unmarried conveyed her interest in subject property to J. Alan Woodard, unmarried .

Laura Landress spouse of J. Alan Woodard joins in this conveyance for the sole purpose of conveying any and all martial interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 145, said Register's Office, which Plan shows a 30 foot minimum building setback line from Kendall Drive and a 20 foot easement for public utility purposes along the rear line(s) of said lot. An easement for driveway purposes of record in Book 5188, Page 127 said Register's Office.

This is improved property, known as: 5520&5522 Kendall Drive, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of August, 2005.

J. Alan Woodard

Laura Landress

State of TENNESSEE

County of WILLIAMSON

On this 12th day of August, 2005, before me the undersigned authority, personally appeared J. Alan Woodard and Laura Landress, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 23, 2009

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $187,000.00

Affiant

Sworn and subscribed before me this the 12th day of August, 2005

MELODY M. JENKINS NOTARY PUBLIC AT LARGE My Commission Exp. JAN. 29, 2006 DAVIDSON CO., TENNESSEE

My Commission Expires:

Notary Public