Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/05 08:56 2 pgs
Fees:13.00 Taxes:3145.00

20051006-0120475

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$850,000.00**.

James Woodard 9/30/05
Affiant

Subscribed and sworn to before me, this the 30th day of September, 2005.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Woodard **Rebekah Woodard**	**America's Wholesale Lender**	**Map 145-08, Parcel 026.00**
205 Hillwoood Boulevard	**P.O. Box 660694**	
Nashville, Tennessee 37205	**Dallas, TX 75266-0694**	

FOR AND IN 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, WE,

John D. McClendon and wife, Margaret J. McClendon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Woodard and Rebekah Woodard, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, being Lot No. 6 on the Plan of Villa Estates, as of record in Book 3600, Page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 110 feet on the northerly side of Villa Crest Drive and extends back 446.71 feet on the westerly line and 489.29 feet on the easterly line to a dead line, which is a broken line, measuring 333.84 feet thereon.

BEING the same property conveyed to John D. McClendon and wife, Margaret J. McClendon, by Warranty Deed dated September 14, 1965, from Estes-Taylor Company, a corporation, of record in Book 3935, Page 918, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3829, Page 772, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **5021 Villa Crest Drive, Nashville, Tennessee 37220**

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/our hand(s) this **30th** day of **September, 2005.**

John D. McClendon

John D. McClendon

Margaret J. McClendon

Margaret J. McClendon

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 **John D. McClendon and Margaret J. McClendon,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2005.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09