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

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
201 Fourth Avenue North, 7th Floor
Nashville, TN 37219

MAP PARCEL NUMBERS
Map & Parcel No. 173-09-A-63.00co

Davidson County DEEDWARR
Recvd: 10/14/05 10:31 2 pgs
Fees:13.00 Taxes:613.83
20051014-0123983

WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of August, **2005**, by and between **Bryan H. Roberts and Amanda B. Roberts, husband and wife**, party of the first part, and **Paul S. Woods and Jaquline L. Woods, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$165,900.00** 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. 73 on the Plan of Revision Two Resubdivision of Lots 47, 48, 72, 73 and 63 through 69 Section Two Lenox Village as of record in Instrument No. 200301150006163, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Bryan H. Roberts and wife, Amanda B. Roberts by Warranty Deed from Don B. Smithson, married of record in Instrument Number 200308070112548, Register's Office for Davidson County, dated July 31, 2003, and recorded August 7, 2003.

This improved property is also known as 7631 Leveson Way, Nashville, TN, 37211.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Instrument No. 200301150006163; Restrictive Covenants of record in Instrument No. 200203150032826 and 200212260158458; Easements of record in Instrument No. 200111290130322, 200101030000902, 200204080042676 and Book 7361, page 230; Master Deed in Instrument No. 200212260158459; Charter in Instrument No. 200204120045831; Common Area in Instrument No. 200205070053757; and 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.

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.

Bryan H. Roberts

Amanda B. Roberts

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bryan H. Roberts and Amanda B. Roberts, husband and wife,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 12th day of August, 2005.

My commission expires 1-27-07

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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, **$165,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of August, 2005.

Notary Public

1-27-07

my commission expires

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

PROPERTY ADDRESS:
7631 Leveson Way
Nashville, TN 37211

Name and Address of New Owner:
Paul S. Woods & Jacqueline L. Woods
7631 Leveson Way
Nashville, TN 37211