Davidson County DEEDWARR
Recvd: 10/17/05 12:29 2 pgs
Fees:13.00 Taxes:517.63

Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

20051017-0124913

WARRANTY DEED

ET-05-5837

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ronald Sharer	Countrywide Home Loans, Inc.	
(NAME)	(NAME)	
168 Antler Ridge Circle	750 Old Hickory Blvd #180	122-01-A 426.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAROLYN HENDERSON, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RONALD W. SHARER, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Unit No. 15 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, of rec at Instrument No. 20001011-0101044, Register's Office of Davidson County, Tennessee (the "Original Declaration"), and as Amended by First Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, of record at Instrument No. 20020725-0089575, Register's office of Davidson County, Tennessee (the "First Supplement"), and as further Amended by Second Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, of record at Instrument No. 20020904-0107261, Register's Office of Davidson County, Tennessee (the "Second Supplement"), the said First Supplement, Second Supplement, and the Original Declaration being collectively referred to as the "Declaration." Said reference is hereby made to Plat and Declaration, as herein noted, for a more complete and accurate description thereof.

Being the same property conveyed to Carolyn Henderson, unmarried, by Warranty Deed from Old South Properties, Inc., executed on October 31, 2003, of record at Instrument No. 20031107-0163538, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions of record by Instrument #20000607-0056981, Instrument #20001011-0001044, Instrument #20020725-0089575 and Instrument #20020904-0107261, said Register's Office.

This conveyance is subject to any and all existing easemsents and restrictions of record.

unimproved ( )
This is improved (X) property, known as 168 Antler Ridge Circle, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

Carolyn Henderson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary Frances Rudy, a Notary Public in and for said County and State, the within named Carolyn Henderson, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/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.

My Commission Expires:

7-29-06

Mary Frances Rudy
Notary Public

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW