THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24679-08-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me this 14th day of October, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Mark Anthony Woolwine Maury Ward Woolwine 1149 Balbade Drive Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.144.07-0 Parcel No. 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald I.N. McKenzie and wife, Louise F. McKenzie**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Anthony Woolwine and wife, Maury Ward Woolwine** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1149 Balbade Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of October, 2005.

Donald I.N. McKenzie

Louise F. McKenzie

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Donald I.N. McKenzie and wife, Louise F. McKenzie**, 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, at office, this 13th day of October, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/20/05 14:49 2 pgs
Fees:13.00 Taxes:2867.50

20051020-0126777

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section Three Chickering Park, as of record in Plat Book 2663, page 90 and 91, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Donald I.N. McKenzie and wife, Louise F. McKenzie by deed dated January 28, 1994 from Meredith Caldwell, III and wife, Barbara B. Caldwell of record in Book 9238, page 817, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 2751, page 576 and Book 2811, page 88, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2663, page 90 and 91, Register's Office for Davidson County, Tennessee.