This instrument prepared by:

First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

Davidson County DEEDWARR
Recvd: 11/18/05 10:51 3 pgs
Fees:18.00 Taxes:566.10
20051118-0139536

File No.: **2120-1000873**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-eighth day of October, 2005**, by and between **David B. Woodall, married**, parties of the first part, and **Rosa West, a single woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), 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 had 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 the City of **Old Hickory**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NO. 49, ON THE PLAN OF SECTION "A", VILLAGE OF OLD HICKORY, OF RECORD IN BOOK 1424, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID B. WOODALL, MARRIED BY WARRANTY DEED FROM VERLIE F. ABRAMS, III, UNMARRIED, RECORDED ON THE 5TH DAY OF DECEMBER, 2003 IN INSTRUMENT NO. 20031205-0175110, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated ans assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **44-11-120**
X Improved OR
Unimproved property located at: **408 Cleves Street, Old Hickory, Tennessee 37138**

Frances Woodall joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest **she** may have in the above captioned property by virtue of **her** marriage to **David B. Woodall**, but the said **Frances Woodall** does not join in the covenants and warranties of this conveyance.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends 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 party of the first part of the day and year first above written.

David B. Woodall

Frances Woodall

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **David B. Woodall and Frances Woodall** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-eighth day of October, 2005.**

Notary Public

My Commission Expires: 11-24-07

BARBARA L. MCGEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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Owner's Name: **Rosa West**

and Address: **408 Cleves Street**
Old Hickory, TN 37138

Mail tax bills to, (Person or Agency responsible for payment of taxes)

ABN Amro Mortgage Group,
Inc.
1201 E. Lincoln
Madison Heights, MI 48071

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$153,000.00** which amount is equal 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 **Twenty-eighth day of October, 2005.**

Notary Public

My Commission Expires: 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY