WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/05 10:21 2 pgs
Fees:13.00 Taxes:850.63

20051130-0143823

21181

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 11th DAY OF November, 2005.

(Affix Seal) Notary Public

My Commission Expires: 7-21-07

Elizabeth Lyell Notary Public at Large Davidson County, Tennessee My Commission Expires 7-21-2007

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~:

Return to:

Fidelity National Title
22 Century Blvd, Ste 200
Nashville TN 37214

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Amy Diane Berg	New Owner	Map and Parcel 172-03-0-A-92.00
804 North Woodstone Lane		
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, PHILIP W. LEFTWICH AND WIFE, BETTY B. LEFTWICH, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto AMY DIANE BERG, hereinafter called the GRANTEE(S), her 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 Lot No. 92 on the Plan of The Woodlands, Phase 1, Section 1, as of record in Book 6900, Pages 498 and 499, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Philip W. Leftwich and wife, Betty B. Leftwich by warranty deed from Eric P. McCrackan and wife, Mary V. McCrackan of record in Book 10991, page 981, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. All matters appearing on the Plan of The Woodlands, Phase 1, Section 1 of record in Plat Book 6900, Pages 498 and 499, Register's Office for Davidson County, Tennessee.
b. All matters appearing on the boundary Plat of record in Plat Book 6900, Pages 497, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions of record in Book 7334, page 109, as amended in Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224 and re-recorded in Book 8643, page 675, Register's Office for Davidson County, Tennessee.
d. Charter of the Woodlands Homeowner's Association of record in Book 8454, page 246, Register's Office for Davidson County, Tennessee.
e. By-Laws of Woodlands Homeowner's Association, Inc. of record in Book 7334, page 149 and Book 7408, page 289, Register's Office for Davidson County, Tennessee.
f. Dedication of Common Area to the Woodlands Homeowner's Association of record in Book 8472, page 310, Register's Office for Davidson County, Tennessee.
g. Storm Water Detention Agreement of record in Book 7336, page 3, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 804 North Woodstone Lane, Nashville, Tennessee 37211 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), her heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her 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 29th day of November, 2005:

Philip W. Leftwich

Betty B. Leftwich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named PHILIP W. LEFTWICH AND WIFE, BETTY B. LEFTWICH, the bargainor(s), 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 Franklin, Tennessee, this 29th day of November, 2005.

Notary Public

My Commission Expires: 12-13-2008