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Davidson County DEEDWARR
Recvd: 12/08/05 09:42 2 pgs
Fees:13.00 Taxes:673.40
20051208-0147617

#330

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Melvin Ostine, and Mary Pendergrass	(New owners)	Map 164-13
3608 Longhaven Crossing		Parcel 30
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Marcus L. Woods and wife, Tamiko W. Woods,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Melvin Ostine and Mary Pendergrass, as joint tenants with right of survivorship,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 375 on the Plan of Asheford Crossing Section One, of record in Plat Book 7900, page 937, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marcus L. Woods and wife, Tamiko W. Woods by warranty deed from Phillip Builders, Inc., a Tennessee Corporation of record in Book 9899, Page 51, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 9651, Page 900; Book 9651, Page 925; Book 9980, Page 482; Book 10301, Page180; Book 10640, Page 941; Book 10353, Page 575; Book 10717, Page 97; Book 11455, page 769; Instrument No. 20001018-0103441 and Instrument No. 20010418-0038191, said Register's Office.**
3. **Charter of Asheford Crossing Home Owners Association of record in Book 9651, Page 895, said Register's Office.**
4. **Any and all matters appearing of record in Plat Book 7900, Page 937, said Register's Office.**

This is improved property commonly known as **3608 Longhaven Crossing, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $182,000.00.

Affiant

Subscribed and sworn to before me this 18 th day of November, 2005

Notary public

My Commission Expires: March 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18 th day of **November, 2005**.

Marcus L. Woods

Tamiko W. Woods

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marcus L. Woods and Tamiko W. Woods**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 18 th day of **November, 2005.**

Notary Public

My Commission Expires: March 31, 2007