Davidson County DEEDWARR
Recvd: 01/30/06 11:31 3 pgs
Fees:18.00 Taxes:1110.00
20060130-0011272

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Gregg Alan Giddish and wife, Kimberly Giddish	SAME	Map 101
6661 River View Drive		Parcel 32
Nashville, TN 37209		

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

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, **Thomas Andrew Woosley, unmarried** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Gregg Alan Giddish and wife, Kimberly Giddish,** (The "Grantees"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A attached hereto.

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

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter for tax parcel number Map 101 Parcel 32, not yet due and payable.
2. Easement to Nashville Electric Power Board, recorded in Book 2397, page 63.
3. Easement to USA, recorded in Book 2147, page 151.
4. Agreement and Rights of Others recorded in Book 4615, page 467 and Book 2295, page 603.

This is improved property commonly known as 6661 River View Drive, Nashville, Tennessee 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this 27th day of January, 2006.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON County, TENNESSEE MY COMMISSION EXPIRES 07/19/08

Notary Public

My Commission Expires:

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 Grantor does covenant with the said Grantees that the Grantor is 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 Grantor does further covenant and bind himself, his 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 Grantor has caused this Deed to be executed this 27TH day of January, 2006.

THOMAS ANDREW WOOSLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas Andrew Woosley, with whom I am personally acquainted, (or proved to me on the bass of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27TH day of January, 2006.

Notary Public

JOSEPH V. FERRELLI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
EXPIRES 07/19/08

My Commission Expires: _____

Schedule A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING IN THE 8TH, FORMERLY 12TH CIVIL DISTRICT, OF SAID COUNTY, BEING PART OF THE NORTH PART OF A TRACT OF 36.09 ACRES ON THE SOUTH SIDE OF CUMBERLAND RIVER, AND WEST OF OVERALL CREEK, AND KNOWN AS LOT NO. 15 ON A PLOT PLAN OF THE LELAND J. DUGGER PROPERTY, NOT OF RECORD, PREPARED BY GEO. N. REESE, DATED JULY 29, 1954, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF A 40 FOOT PRIVATE ROAD, KNOW KNOWN AS RIVER VIEW DRIVE, AT THE CORNER OF LOTS 14 AND 15; THENCE WITH THE MARGIN OF SAID ROADWAY, SOUTH 73½ DEGREES EAST 100 FEET TO THE CORNER OF LOT 16; THENCE WITH THE LINE BETWEEN LOTS 15 AND 16, NORTHERLY 223.5 FEET, MORE OR LESS, TO THE LOW WATER MARK OF THE CUMBERLAND RIVER; THENCE WITH THE LOW WATER MARK OF SAID RIVER, APPROXIMATELY NORTH 76 DEGREES WEST TO A CORNER OF LOT 14; THENCE WITH THE LINE BETWEEN LOTS 14 AND 15, SOUTHERLY 231.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TOGETHER WITH AN SUBJECT TO THE 40 FOOT PRIVATE ROAD NOW KNOWN AS RIVER VIEW DRIVE AND THE IMPROVEMENT AND MAINTENANCE AGREEMENTS AS SET FORTH IN INSTRUMENTS OF RECORD IN BOOK 2295, PAGE 603 AND BOOK 4615, PAGE 467, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO THOMAS ANDREW WOOSLEY BY WARRANTY DEED FROM MARK TUCKER, UNMARRIED, RECORDED THE 26TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050426-0046584, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE,