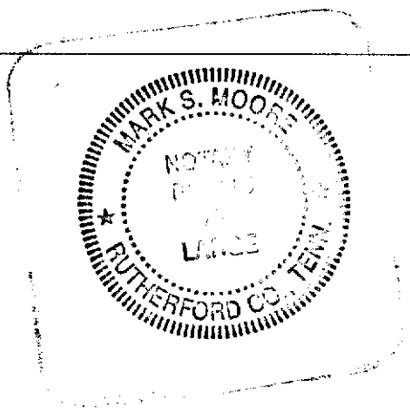


State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$126,900.00.**

Affiant

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

Notary Public

My commission expires: 2-10-2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore
Attorneys at Law 144 Uptown Square , Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ryan W. Walker	**Franklin American Mortgage Company**	136-13-0-096.00
3012 Goodwin Drive	**501 Corporate Centre Drive**	Davidson County DEEDWARR Recvd: 03/03/06 13:20 2 pg Fees:13.00 Taxes:469.53
Nashville, TN 37217	**Franklin, TN 37067**	20060303-0024980

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert A. Woods and Susan K. Woods

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan W. Walker unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Rutherford COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING all of Lot No. 9, on the plan of EDGE-O-LAKE SUBDIVISION, SECTION 20-A, of record in Plat Book 5200, page 183, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Robert A. Woods and wife, Susan K. Woods by deed of record in Book 10283, page 93, of the Register's Office of Davidson County, Tennessee.

The conveyance of this property is subject to the restrictive covenants of record in Book 5496, page 697, and Book 5460, page 269; and any and all other matters as shown of record in the Register's Office of Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **3012 Goodwin Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 **27th** day of **February, 2006.**

Robert A. Woods

Susan K. Woods

Susan K. Woods

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **Robert A. Woods and Susan K. Woods ,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **February, 2006.**

Notary Public

My Commission Expires: 2-14-2010

