Name and Address of New Owner:

Elvin & Karen Woodruff

2316 Riverside Drive

Nashville, TN 37216

Send Tax Bills To:

2316 Riverside Drive

Nashville, TN 37216

Prepared By:

On Time Settlement Services

2000 Cliff Mine Road

Pittsburgh, PA 15275

Parcel No. 07207012400

Davidson County DEEDWARR
Recvd: 03/08/06 14:01 3 pgs
Fees:18.00 Taxes:425.50

20060308-0027097

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of January, 2006, by and between Elvin Alonzo Woodruff, Jr. and Sara Woodruff, husband and wife, party of the first part, and Elvin A. Woodruff, III and Karen Woodruff, husband and wife, party of the second part,

WITNESSETH: That for and in consideration of One Hundred Fifteen Thousand and 00/100---------- ($115,000.00), 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 has 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 Davidson County, State of Tennessee:

See Attached Exhibit "A" Legal Description

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

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto they will warrant and forever defend 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.

Being the same property conveyed to Elvin Alonzo Woodruff, Jr and Sara Woodruff, husband and wife, by Deed recorded May 5, 2003 in Instrument Number 20030505-0059327 , in the Register's Office of Davidson County, Tennessee.

WITNESS the signature of the said party of the first part the day and year first above written.

Elvin Alonzo Woodruff Jr

Elvin Alonzo Woodruff, Jr.

Sara Woodruff

Sara Woodruff

STATE OF TENNESSEE,

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Elvin Alonzo Woodruff, Jr and Sara Woodruff to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 23rd day of January 2006.

My commission expires 3-11-2008

Maureen H Poole

Notary Public

MAUREEN H. POOLE NOTARY PUBLIC AT LARGE BEDFORD CO. TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elvin Alonzo Woodruff, Jr.

Affiant

Subscribed and sworn to before me this 23rd day of January 2006.

Maureen H Poole

Notary Public

MAUREEN H. POOLE NOTARY PUBLIC AT LARGE BEDFORD CO. TENN.

PROPERTY ADDRESS: 2316 Riverside Drive, Nashville, TN 37216

The following described real estate located in Davidson County, Tennessee:

Being the East 200 feet of Lot No. 10 of Block B on the Map of R.M.Dudley's Subdivision, of record in Plat book 974, Page 8, Register's Office for said County.

Said part of said Lot fronts 50 feet on the Westerly side of Riverside Drive and runs back between parallel lines, 200 feet to a dead line.

For Title Reference: See Deed dated December 19, 2002 and recorded May 5, 2003 in Deed Instrument Number 20030505-0059327 in the Register's Office of Davidson County, Tennessee.

Parcel #07207012400

Record & Return To:
On Time Settlement Services
2000 Cliff Mine Road
Park West Two, Suite 210
Pittsburgh, PA 15275
412-788-5212