File #20060083

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-26-09

(AFFIX SEAL)

MARILYN PAINTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy J. Woods	Wells Fargo Bank, N.A.	Map 61-16
(NAME) 1316 Ardee Avenue	(NAME) P.O.Box 5708	Parcel 291
(ADDRESS) Nashville, TN 37216	(ADDRESS) Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, Paula H. Sanders, unmarried, Peggy J. Weeks and husband Richard E. Weeks, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Roy J. Woods and wife, Patrice Woods, hereinafter called the GRANTEES, their heirs and assigns, a 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. 36, Block "D" on the Plan of Sunnymeade, of record in Plat Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Paula H. Sanders & Peggy J. Weeks, a 1/2 interest each as Tenants in Common by Quitclaim Deed dated July 16, 2002 from M. T. Taylor, Jr., Trustee of record in Instrument No. 20020808-0095930, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage conveyed to metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4040, page 237 and any and all matters shown on the Plan of record in Plat Book 974, pages 56 and 57, Register's office of Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 1316 Ardee Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 04/24/06 13:13 2 pgs
Fees:13.00 Taxes:432.90
20060424-0046634

Witness our hands this 17th day of April, 2006.

Paula H Sanders

Paula H. Sanders

Peggy J Weeks by Paula H Sanders

Peggy J. Weeks by Paula H. Sanders, Her Attorney-in-Fact
Her Attorney in Fact

Richard E Weeks by Paula H. Sanders

Richard E. Weeks by Paula H. Sanders, His Attorney-in-Fact
His Attorney in Fact

STATE OF Tennessee

COUNTY OF Williamson

On this the 17th day of April, 2006 before me personally appeared Paula H. Sanders with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of this instrument for the purposes therein contained and who further acknowledged that she is the attorney -in-fact of Peggy J. Weeks and Richard E. Weeks and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instruments of record in Instrument No. 20060424.0046631 and 20060424.0046632 Register's Office of Davidson, Tennessee.

WITNESS my hand and official seal this 17th day of April, 2006.

NOTARY PUBLIC

My Commission Expires My Commission Expires May 24, 2009

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027