BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of April, 2006.

Notary Public

My Commission Expires: May 24 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/05/06 12:58 2 pgs
Fees:13.00 Taxes:584.60
20060505-0052597

ADDRESS NEW OWNER(S) AS FOLLOWS:
Lacey R. Chemsak and Nicholas A. Chemsak
112 Beech Bend Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

142-14-0-191.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher Woodruff, an unmarried man hereinafter referred to as Grantors, hereby transfers and conveys to Lacey R. Chemsak and Nicholas A. Chemsak, wife and husband, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain tract of land located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 708 on the Plan of Harpeth Woods, Section Three, of record in Book 5200, Page 270, Register's Office for Davidson County, Tennessee, to which reference is hereby made for amore complete description.

Being the same property conveyed to Christopher B. Woodruff, an unmarried man by Warranty Deed from James C. Plasko and wife, Angela Plasko of record in Instrument #20040105-0001193 for Davidson County, Tennessee, dated 12/29/03.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 5200, Page 270, Register's Office of said County.

Restrictive covenants contained in an instrument of record in Book 5867, Page 193; Book 5882, Page 261; Book 5884, Page 840; Book 6097, Page 560, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 112 Beech Bend Court, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 25th day of April, 2006.

Christopher Woodruff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Christopher Woodruff, an unmarried man, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 4/25/2006.

Witness my hand and official seal this 25th day of April, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

260400348