State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$ 115,900.00**

Affiant

Subscribed and sworn before me this the **31st Day of March, 2006**

Notary Public
My Commission Expires: March 24, 2007

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Davidson County DEEDWARR
Recvd: 05/17/06 14:37 2 pgs
Fees:13.00 Taxes:428.83
20060517-0057987

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
John F. Lewis, Jr. **315 Doe Ridge Court** **Nashville, Tennessee 37214**	**315 Doe Ridge Court** **Nashville, Tennessee 37214**	Property Address OWNER

Map 122 1-A Parcel 380

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

GRETA J. CETAS, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JOHN F. LEWIS, JR.

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 46 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020725-0089575, said Register's Office (the "First Supplement", and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Pointe, Phase IX, a Private Element Horizontal Regime, contained in said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32, of the Original Declaration, said Register's Office are incorporated in This deed by reference and made part hereof the same as though copied herein..

Being the same property conveyed to Greta J. Cetas by Warranty Deed from Ole South Properties, Inc. of record in Instrument No. 20031219-0181060, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Subject to all matters of record in Instrument Number 20020725-00895575, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument Number 20000607-0056981, Instrument Number 20001011-0101044, Instrument Number 20020725-0089575, Instrument Number 20020904-0107261, Register's Office for Davidson County, Tennessee.

Subject to Easement/Agreement of record in Book 8332, page 982, Instrument Number 200000612-0058346, Instrument Number 20000419-0039023, Register's Office for Davidson County, Tennessee.

Subject to Deed conveying the common area to Woodland Point Homeowner's Association, Inc. of record in Instrument Number 200001205-0119722, Register's Office for Davidson County, Tennessee.

Subject to terms and conditions of the Bylaws/Charter of Woodland Point Homeowners Associations. Inc. of record in Instrument Number 200001011-0101044, Instrument Number 20020222-00022863, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 31st Day of March, 2006

Greta J. Cetas

Greta J. Cetas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this **31st** of **March 2006 before** me appeared

Greta J. Cetas

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and deed. Witness my hand and official seal.

My Commission Expires 3-20-10

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee