Davidson County DEEDWARR
Recvd: 05/30/06 08:56 2 pgs
Fees:13.00 Taxes:573.30
20060530-0062712

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Lindbergh Jones
105 Woodside Court
OLD HICKORY TN 37138

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 64-4
PARCEL 6.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Dawn Leniger, Trustee, WOODSIDE CT. TRUST, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Lindbergh Jones, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 18, on the Plan of Woodside Subdivision, of record in Plat Book 5050, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dawn Leniger, Trustee, WOODSIDE CT. TRUST by deed from Robert V. Herne and wife, Pamela M. Hearn of record in INST: 20050321-0030562, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Plat Book 5050, Page 75 and restrictive covenants of record in Book 5165, Page 321, said Register's Office.

This is improved property known as 105 Woodside Court, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lindbergh Jones, unmarried, his heirs and assigns, forever; and I, Dawn Leniger, Trustee, WOODSIDE CT. TRUST do covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and it does further covenant and binds itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 25th day of May, 2006.

WOODSIDE CT. TRUST

Dawn Leniger, Trustee

Dawn Leniger, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dawn Leniger, Trustee, WOODSIDE CT. TRUST the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of May, 2006.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 3/20/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 154,945.00.

AFFIANT

Subscribed and sworn to before me this 25th day of May, 2006.

NOTARY PUBLIC
My Commission Expires: 3/20/08

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY