Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/02/06 12:37 2 pgs
Fees:13.00 Taxes:2442.00

20060602-0065104

39-B
File #06-1222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Neil Kunkel and wife, Paula Walker**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Geoffrey Woodward and Sarah Woodward**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Resubdivision of Lots 110, 112, 114, 116, 120 and 132, Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 8250, page 898, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Neil Kunkel and wife, Paula Walker by deed from John O. Clayton, Jr. and wife, Marguerite H. Clayton in Book 11460 page 393 dated April 29, 1999, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 120 Windsor Drive, Nashville TN, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of May, 2006

Neil Kunkel

Paula Walker by Neil Kunkel

Paula Walker
By Neil Kunkel, atty-in-fact

State of Tennessee)
County of Davidson)

On this 31st day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Neil Kunkel, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

On this 31st day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Neil Kunkel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Paula Walker acknowledged that such person executed the same as the free act and deed of Paula Walker.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 660,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of May, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Geoffrey Woodward	First American Real Estate Tax Service	130 01 0 174.00
120 Windsor Drive	8435 North Stemmons Freeway	
Nashville, TN 37205	Dallas, TX 75247	