Davidson County DEEDWARR
Recvd: 06/06/06 12:59 2 pgs
Fees:13.00 Taxes:552.04

20060606-0066834

WARRANTY DEED

P-RE-06-2517

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,200.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey C. Wood	Countrywide Home Loans, Inc.	
2517 White Ave	(NAME) 801 Crescent Center Dr #510	118.02-231.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LILLIAN FAYE JOHNSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY C. WOOD AND WIFE, TORY R. LEGGETT AND DAVID B. WOOD, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 77 on the Map of George I. Waddey's Westwood Subdivision, as of record in Book 332, page 99, Register's Office for said County.

Said Lot No. 77 fronts 50 feet on the westerly side of White Avenue, formerly Sixth Avenue South extended, and runs back between parallel lines 165 feet to an alley.
Being the same property conveyed to Melvin C. Johnson and wife, Lillian Faye Johnson by deed from James L. Howard and wife, Martha D. Howard, dated May 22, 1987 and filed of record in Book 7248, page 548, Register's Office for Davidson County, Tennessee. Melvin C. Johnson having since died on November 17, 2003, leaving the above property vested solely with Lillian Faye Johnson.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2517 White Ave, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 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/our hand(s) this 31st day of May, 2006.

Lillian Faye Johnson

Lillian Faye Johnson

STATE OF Tennessee
COUNTY OF Davidson

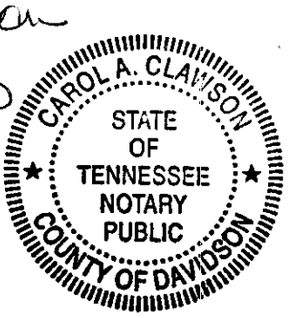
On this the 31st day of May, 2006, before me personally appeared Lillian Faye Johnson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of May, 2006.

Carol A. Clawson
Notary Public

My Commission Expires: 3-20-10

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959