WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Martha Ann Woodmore	NEW OWNER	Map 104
120 38th Ave. North		Group 1
Nashville, TN 37209		Parcel 298

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Edwin S. Randall, III and wife, Toni P. Randall

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Martha Ann Woodmore

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 122 on the Map of a part of West Grove Subdivision, as of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 122 fronts 50 feet on the easterly side of 38th Avenue North and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Edwin S. Randall, III and wife, Toni P. Randall, by deed from Barbara F. Robbins a/k/a Barbara F. (Vaden) Robbins, of record in Instrument 20040520-0059436, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, Page 109, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 120 38th Ave. North, Nashville, TN 37209

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 we do covenant with the said GRANTEES 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 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 our hands this 12th day of June, 2006.

Edwin S. Randall, III

Toni P. Randall

Davidson County DEEDWARR
Recvd: 06/15/06 12:41 2 pgs
Fees:13.00 Taxes:647.50
20060615-0071440

FILE BOX 45

FILE BOX

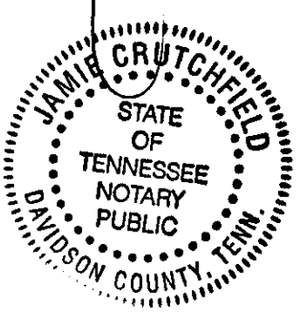
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin S. Randall, III and wife, Toni P. Randall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 2006.

My Commission Expires: 03/31/07

Notary Public



FILE BOX 45