G#19829-3

BOX #14A

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 06/26/06 10:13 2 pgs
Fees:13.00 Taxes:475.45
20060626-0075769

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map/Parcel:
Tina R. McCarty 2551 Woodberry Drive Nashville, TN 37214	GMAC Mortgage Corporation P. O. Box 780 Waterloo, IA 50702-0780	Map 95-8 Group Parcel 189

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, I, **Robert D. Putt, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tina R. McCarty,** an unmarried woman, hereinafter called the Grantees, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot "A" on the Plan of Woodbury Park, Section II, as of record in Book 2330, page 46, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Woodberry Drive, at the corner of Lots 72 and "A"; thence with the line between said lots, southeastwardly 86.4 feet to the norther corner of a triangular tract marked "X"; thence with the line between Lots "A" and "X", southeastwardly 105.9 feet to a point; thence N 55 degrees 13 minutes E 90 feet to a point in the southwest margin of a 50 foot street or road; thence with the margin of the same, northwestwardly 176.1 feet to a point in the beginning of a curve; thence around said curve, westwardly 39.8 feet to a point in the south margin of Woodberry Drive; thence with the margin of the same, southwestwardly 76.4 feet to the beginning.

BEING the same property conveyed to Robert D. Putt by deed from J. Marvin Hopper and wife, Anita Hopper, filed in Book 7334, page 309, said Register's Office. Robert D. Putt conveyed title to Mark A. Ellmore, Jr., Trustee by quitclaim deed, with Trustee conveying title to Robert D. Putt and wife, Mary M. Putt, filed in Book 7976, page 839, said Register's Office. Pursuant to a Divorce Decree, Mary Magdalene Putt having conveyed her interest to Robert D. Putt by Quitclaim Deed filed in Book 9544, page 887, said Register's Office.

THIS conveyance is subject to restrictive covenants filed in Book 2297, page 194 and Book 2444, page 448, said Register's Office and all matters as shown on the recorded plat.

This is improved property known as: 2551 Woodberry Drive, Nashville, TN 37214

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 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 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 my hand this 23rd day of June, 2006.

Robert D. Putt

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert D. Putt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of June, 2006.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $128,500.00

Affiant

Subscribed and sworn to before me this 23rd day of June, 2006.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

****