PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 47946

Dav. Co. File: Box 8

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

Davidson County DEEDWARR
Recvd: 06/30/06 09:19 3 pgs
Fees:18.00 Taxes:767.75
20060630-0078274

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Raymond W. Leone Angela R. Leone 7973 Boone Trace Nashville, Tennessee 37221	JPMORGAN CHASE BANK NA P.O. BOX 8000 MONROE, LA 71211

TAX MAP-PARCEL NUMBERS: 126150A11800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$207,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian Woods and spouse, Sherry L. Woods**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Raymond W. Leone and wife, Angela R. Leone and Gena R. Leone, EXPRESSLY AS JOINT TENANTS* 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:**

*WITH THE RIGHT OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Lot No. 258 on the Plan of Section Two, Boone Trace of record in Book 9700, Pages 316 and 317, amended by Surveyors Certificate of Correction in Book 10995, page 618 and Book 11275, page 885, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brian Woods and wife, Sherry L. Woods by deed from Steven L. Rushing and Tracye E. Rushing, husband and wife, of record in Doc. No. 20030225-0025087, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 316 and 317 amended by Surveyors Certificate of Correction in Book 10995, page 618 and Book 11275, page 885, said Register's Office to which plan reference is hereby made for a more complete description thereof; A 20 foot water line easement located on the easterly front line of said lot and a easement for drainage and sewer along the rear line; and the rear portion of said lot lies within a 100 year flood plain and a 40 foot electric easement along the rear portion of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20010717-0075902, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Brian Woods and spouse, Sherry L. Woods by Jane Harrell as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 7973 Boone Trace, Nashville, Tennessee 37221

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.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Jane Harrell** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Brian Woods and spouse, Sherry Woods** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2006

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires MAY 23, 2009

EXHIBIT "A"

To
Warranty Deed

FROM: Brian Woods and spouse, Sherry Woods

TO: Raymond W. Leone and wife, Angela R. Leone and Gena R. Leone,

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Jane Harrell, Affiant

Sworn to and subscribed before me this

28th day of June, 2006

Notary Public

My Commission Expires:_____

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 28th day of June, 2006 .

Brian Woods By Jane Harrell
Brian Woods By:Jane Harrell, Atty-in-Fact
atty in fact

Sherry Woods By Jane Harrell
Sherry Woods By:Jane Harrell, Atty-in-Fact
atty in fact

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $207,500.00

Affiant

Sworn and subscribed before me this 28th day of June, 2006

Notary Public

My Commission Expires: 2-10-08

LARRY D. [illegible]
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY

My Commission Expires FEB. 10, 2008