162

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

39-B
File #06-1267

Davidson County DEEDWARR
Recvd: 07/12/06 15:30 2 pgs
Fees:13.00 Taxes:547.23
20060712-0084061

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 Desiree D. Maxwell, unmarried , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Darrick D. Wright, unmarried, 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 Unit No. 91 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part thereof the same as though copied herein.

Being the same property conveyed to Desiree D. Maxwell, unmarried, by deed from Ole South Properties, Inc., dated June 25, 2004, of record in Inst. No. 20040629-0076835, 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: 152 Antler Ridge Circle, 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 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 29th day of June, 2006

Desiree D. Maxwell

State of Tennessee)
County of Davidson)

On this 29th day of June, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Desiree D.Maxwell , 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)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 147,900.00.

Affiant

Sworn and subscribed before me on this the 29th day of June, 2006.

Notary Public

My Commission Expires: 7-25-09

KENNETH M. BAILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NEW OWNER:
Darrick D. Wright
152 Antler Ridge Circle
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
Suntrust Mortgage, Inc.
201 Fourth Avenue N/7th Floor
Nashville, TN 37219

TAX MAP-PARCEL #:
122 01 0A 502.00CO