THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
SunTrust Mtg.
201 4th Ave. N., 7th Floor
Nashville, TN. 37219

MAP PARCEL NUMBERS
Map & Parcel No: 173-09-A-63.00 CO

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/26/06 13:36 2 pgs
Fees:13.00 Taxes:665.63
20060726-0090345

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of July, **2006**, by and between **Paul S. Woods and Jacquline L. Woods(Jacqueline L. Woods)(See**)**, Married, party of the first part, and **Lynda Judd**,*party of the second part, *single

WITNESSETH: That for and in consideration of **$179,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Revision Two Resubdivision of Lots 47, 48, 72, 73 and 63 through 69 Section Two Lenox Village as of record in Instrument No. 200301150006163, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Paul S. Woods and Jaquline L. Woods by Warranty Deed from Bryan H. Roberts and Amanda B. Roberts, Husband and Wife, dated 8-12-05 and recorded 10-14-05 in Instrument No. 200510140123983, Register's Office for Davidson County, Tennessee.

The initial recording Jacqueline L. Woods was incorrectly spelled. Please make proper reference in indexing for the Register. Jacquline L. Woods is the same person as Jacqueline L. Woods.

This improved property is also known as: 7631 Leveson Way, Nashville, Tennessee 37211.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Instrument No. 200301150006163; Restrictive Covenants of record in Instrument No. 200203150032826 and 200212260158458; Easements of record in Instrument No. 200111290130322, 200101030000902, 200204080042676 and Book 7361, page 230; Master Deed in Instrument No. 200212260158459; Charter in Instrument No. 200204120045831; Common Area in Instrument No. 200205070053757; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above

WITNESS the signature of the said party of the first part the day and year first above written.

Paul S. Woods

Jacquline L. Woods

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paul S. Woods and Jacquline L. Woods, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17 day of July, 2006.

My commission expires 2/27/10

Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$179,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of July, **2006**.

Notary Public

5/24/2008

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PROPERTY ADDRESS:
7631 Leveson Way
Nashville, TN 37211

Name and Address of New Owner:
Lynda L. Judd
7631 Leveson Way
Nashville, TN 37211