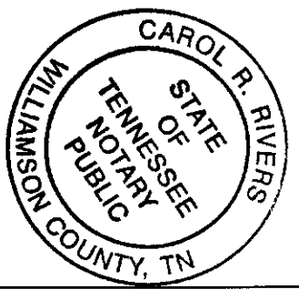
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,700.00

Dana J Hayden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: . 11/20/08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/02/06 11:15 2 pgs
Fees:13.00 Taxes:368.89
20060802-0093912

B-5115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dana J. Hayden | Sun Trust Mortgage, Inc. | 059-09-0-088.00 |
| (NAME) | (NAME) | |
| 3118 Lytle Dr. | P.O. Box 57028 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | Irvine, CA 92619-7028 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Woodbine Community Organization, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dana J. Hayden, a single person, 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:

Lot Number 137 on the Plan of Haynes Estates, Section III, which is of record in Book 4175, Page 80, Register's Office for Davidson County, Tennessee.

Said Lot Number 137 fronts 100 feet on the northerly side of Lytle Drive and runs back between lines 155.27 feet on the westerly side and 202.32 feet on the easterly side to a line at the rear on which it measures 74.65 feet thereon.

Being the same property conveyed to Woodbine Community Organization, Inc., by Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee dated 09/06/05 and recorded 09/20/05 of record in Instrument No. 20050920-0112898, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3118 Lytle Dr., Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 31st day of July, 2006.

Woodbine Community Organization, Inc.

By: Catherine L. Dodd , Executive Director

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Catherine L. Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and whom upon her oath acknowledged herself to be the Executive Director of the Woodbine Community Organization, Inc., the within named bargainor, a corporation, and that she as such Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained..

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 2006.

Commission expires: 11/6/08

Notary Public

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027