Davidson County DEEDWARR
Recvd: 08/28/06 10:04 2 pgs
Fees:13.00 Taxes:795.50

20060828-0105779

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN02703

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 25th day of August, 2006

Notary Public

MY COMMISSION EXPIRES: 11-25-07

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent E Woodard **1308 Shelton Avenue** **Nashville, TN 37216**	**New Owner**	**072-07-0-026.00**

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, WE,

Jessica Lynne Talley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brent E. Woodard, unmarried

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being parts of Lots No. 16 and 17 on the Plan of the Subdivision of part of the Mora Sharpe Lands, of record in Book 547 page 114 and more particularly described as follows:

Said 25 feet of Lot No. 16 fronts 25 feet on the southerly side of Shelton Avenue and extends back 287 feet on the westerly line and 265 feet on the east line, more or less, to the south line of said subdivision showing 37 feet on said line. Said westerly 25 feet of Lot No. 17 fronts 25 feet on the southerly side of Shelton Avenue and extends back on the westerly 265 feet, more or less, and 260 feet, more or less, on the easterly line to the south line of said subdivision, showing 37 feet on said line.

Being the same property conveyed to Jessica Lynne Talley, by Warranty Deed from Todd A. Crowder and wife, Angeline R. Crowder, dated 05-21-2004 and recorded 05-25-2004 in Instrument No. 20040525-0061154, Register's Office for Davidson County, Tennessee.

Subject to Easements of record in Book 4110, page 388 and in Book 4110, page 384 in the Register's Office of Davidson County, Tennessee.

Subject to Shared Driveway Agreement of record in Book 7165, page 157, in the Register's Office Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1308 Shelton Avenue, Nashville, TN 37216**
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 our hands this 25th day of August, 2006.

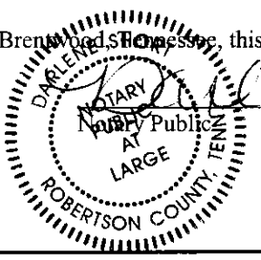
Jessica Lynne Talley

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 Jessica Lynne Talley the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of August, 2006.

Commission Expires: 11-21-07



Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public