Davidson County DEEDWARR
Recvd: 09/05/06 08:31 5 pgs
Fees:28.00 Taxes:2375.40
20060905-0108801

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 19905-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Terry and Shirley Woodson 865 Robertson Road Nashville, TN 37220	New Owner	Map 095-04 Parcel 180

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, GEO PROPERTIES, LLP, a Tennessee limited liability partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TERRY WOODSON AND SHIRLEY WOODSON, hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying in the Fifteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Said tract being bounded on the north by Paulette Norfleet Wassel, on the east by Samuel E. Steel, Et Ux, on the south by Leisa S. Peek and on the west by Graylynn Drive (50-foot Right-of-Way) and being more particularly described as follow:

Beginning at a rail road spike (old) in the easterly right-of-way line of Graylynn Drive, said rail road spike (old) being the northwest corner of property conveyed to Leisa S. Peek of record in Instrument # 20060517-0057977, Register's Office for Davidson County, Tennessee (R.O.D.C.) and the southwest corner of the herein described tract; thence,

With said easterly right-of-way, North 29 degrees 35 minutes 50 seconds East, 26.74 feet to an iron rod (old); thence,

Continuing with said right-of-way, with a curve to the left, having a central angle of 15 degrees 21 minutes 33 seconds, a radius of 374.75 feet, an arc length of 100.46 feet and a chord bearing and distance of North 19 degrees 20 minutes 14 seconds East, 100.16 feet to an iron rod (new), said iron rod (new), being the southwest corner of property conveyed to Paulette Norfleet Wassel of record in Instrument # 20010807-0084741, R.O.D.C.; thence,

Leaving said right-of-way, with the southerly line of said Wassel property, North 89 degrees 59 minutes 28 seconds East, 244.90 feet to an iron rod (old), said iron rod (old) lying in the westerly line of property conveyed to Samuel E. Steele, Et Ux, of record in Deed Book 4760, Page 838, R.O.D.C.; thence,

With the westerly line of said Steele property, in part, and the westerly line of property conveyed

to Clara Mae Benedict of record in Deed Book 4395, Page 506, R.O.D.C. in part, South 03 degrees 50 minutes 00 seconds East, 106.30 feet to an iron rod (old), said iron rod (old) lying in the westerly line of said Benedict property and being the northeast corner of said Peek property and the southeast corner of the herein described tract; thence,

With the northerly line of said Peek property, South 87 degrees 44 minutes 53 seconds West, 298.61 feet to the Point of Beginning, containing 29,821 square feet or 0.685 acres, more or less, as calculated by the above described courses and distances, according to a survey prepared by H & H Land Surveying, Inc. dated August 30, 2006, Job No. 1995-646.

Being all of the same property conveyed to Geo Properties, LLP* of record in Deed Book 11608, Page 507, Register's Office for Davidson County, Tennessee and being a portion of Lot 6 as shown on the Final Plat entitled "J. W. Vaughan and Ellis Bros." of record in Plat Book 332, Page 172 and 173, Register's Office for Davidson County, Tennessee.

*a Tennessee limited liability partnership by Successor Trustee's Deed from Felix R. Dowsley, III, Successor Trustee

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and Grantor does further covenant and bind itself, its successors and assigns, 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative this 31st day of August, 2006.

GEO PROPERTIES, LLP
a Tennessee limited liability partnership

Deborah K. Marasa, Partner

Michael J. Marasa, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Deborah K. Marasa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Partner of GEO Properties, LLP, a Tennessee limited liability partnership, and who further acknowledged that she, as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Partner for the said limited liability partnership.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August, 2006.



NOTARY PUBLIC

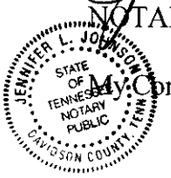
My Commission Expires: Nov. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Michael J. Marasa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of GEO Properties, LLP, a Tennessee limited liability partnership, and who further acknowledged that he, as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Partner for the said limited liability partnership.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August, 2006.

NOTARY PUBLIC



My Commission Expires: Nov. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $642,000.00

Affiant

Subscribed and sworn to before me this
31 day of August, 2006.

Notary Public
My commission expires: Nov. 24, 2007

WD3.600

Exhibit "A"
Permitted Encumbrances

(a) Taxes for the year 2006 and subsequent years, a lien not yet due and payable.

(b) Matters shown on the Plan of records in Book 1424, Page 149 and Book 332, Pages 172 and 173.

(c) Easements for ingress and egress as contained in the deeds of record in Book 3130, Page 255 and Book 7092 and Page 216.

(d) Restrictive Covenants contained in Instrument of record in Book 3130, Page 255, said Register's Office.