AFTER RECORDING, RETURN TO:

First American Title Insurance Company
5775-A Glenridge Drive
Suite 200
Atlanta, GA 30328
Attn: Jody Maddock

Davidson County DEEDWARR
Recvd: 10/17/06 11:23 5 pgs
Fees:28.00 Taxes:401.45



20061017-0128831

THIS INSTRUMENT PREPARED BY:

Hartman, Simons, Spielman & Wood, LLP
6400 Powers Ferry Road, Suite 400
Atlanta, GA 30339

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP PARCEL NO.**
2455 Paces Ferry Road, NW Atlanta, GA 30339	P.O. Box 105842 Atlanta, GA 30348-5842	61-03-78.01

WARRANTY DEED

For and in Consideration of the sum of $10.00 TEN AND NO/100 DOLLARS cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, WENDELL B. WOODS AND PEGGY L. WOODS, collectively, and as individual residents of the State of Tennessee hereinafter called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto HOME DEPOT U.S.A., INC. a Delaware corporation hereinafter called the **GRANTEE**, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

This is improved property, known as 1015 Joyce Lane, Nashville, Tennessee 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 GRANTEE, its heirs and assigns, forever. We do covenant with said GRANTEE 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 set out herein on Exhibit "B" attached hereto and made a part hereof. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 16th day of October, 2006.

Wendell B. Woods

Peggy L. Woods

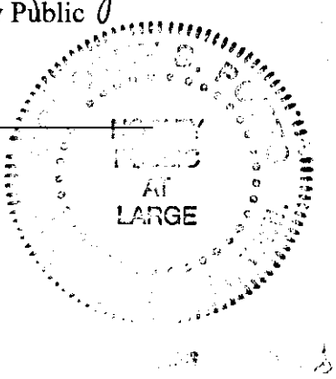
STATE OF TENNESSEE }
County of [illegible] }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Wendell B. Woods and Peggy L. Woods, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office this 16th day of October, 2006.

Notary Public

My commission expires: 9.22.07



824771-1 1630.2301000

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $108,500.00

Subscribed and sworn to before me this the 16th day of October, 2006.

Affiant

My commission expires:
9-22-07

Notary Public



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EXHIBIT "A"

Legal Description

Being a parcel of land lying in the Fourth Council District of Nashville, Davidson County, Tennessee. Said parcel being in the southwest quadrant of the intersection of Briley Parkway and Gallatin Pike as shown on Property Map 61-3, Parcel 78.01 and being more particularly described as follows;

Beginning at a Point at the southeast corner of Lot 20 on the plat of Bradford Heights Subdivision of record in Book 1835, page 84, R.O.D.C. and the northerly margin of Joyce Lane;

Thence, leaving said margin with said subdivision, North 05 degrees 57 minutes 51 seconds East, 140.00 feet to a point in a southerly line of Robert N. Moore, Jr. and Millard V. Oakley of record as Instrument No. 200412060145348 R.O.D.C. (Parcel 9), ;

Thence, with said Robert N. Moore, Jr. and Millard V. Oakley, South 84 degrees 02 minutes 15 seconds East, 75.00 feet to a point;

Thence, South 06 degrees 15 minutes 43 seconds West, 140.00 feet to an iron rod in the northerly margin of Joyce Lane;

Thence, with said margin, North 84 degrees 02 minutes 09 seconds West, 74.27 feet to the Point of Beginning and containing 10,449 square feet or 0.24 acres more or less.

Being lot No. 20 on the Map of Bradford Heights Subdivision, recorded at Book 1835, page 84, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Edna S. Woods by deed from Marion Bradford Greene and Hattis Lee Morgan in Book 3616 page 311 in the Register's Office of Davidson County, Tennessee; the said Edna S. Woods having since died, devising the property to her son, Wendell B. Woods, as evidenced by her Last Will and Testament of record in Will Book 171, page 33, Probate Court for Davidson County, Tennessee. See also Affidavit of Heirship of record in Book 10004 page 500, said Register's Office, Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2006, which are not yet due and payable.

2. All matters shown on plat of record in Plat Book 1835, page 84, Register's Office for Davidson County, Tennessee.