THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25981-10-2006** file Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00. Affiant Subscribed and sworn to before me this 27th day of October, 2006. Notary Public My Commission Expires: November 25, 2006

WARRANTY DEED

Address New Owner: William Mark Lyle Andrews and Caroline Brown 205 Hillwood Blvd. Nashville, TN 37205	**Send Tax Bills To:** Bank of America 1400 Best Plaza Dr. Ste. 101 Richmond VA 232270000	**Tax Information:** Map No.116.02-0 Parcel No. 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James M. Woodard and wife, Rebekah Bridgforth Woodard**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Mark Lyle Andrews, unmarried, and Caroline Brown, unmarried** as joint tenants with right of survivorship ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 205 Hillwood Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of October, 2006.

James M. Woodard

Rebekah Bridgforth Woodard

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James M. Woodard and Rebekah Bridgforth Woodard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 11/02/06 13:28 2 pgs
Fees:13.00 Taxes:3792.50

20061102-0136301

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3, Block "D" on the Plan of Hillwood Estates Blocks "A", "B", "C", "D", and "E", as of record in Plat Book 1835, pages 59 and 60, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Rebekah Bridgforth, an unmarried person by Deed dated May 17, 2002 from Thomas A. Rich and wife, Elizabeth S. Rich of record in Instrument No. 20020517-0060932, Register's Office for Davidson County, Tennessee. Rebekah Bridgforth has since married and is n/k/a Rebekah Bridgforth Woodard. Rebekah Bridgforth Woodard has conveyed her interest in said property to James M. Woodard and wife, Rebekah Bridgforth Woodard by Quitclaim Deed of record in Instrument No. 20050506-0051127, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7338, page 212, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1835, pages 59 and 60, Register's Office for Davidson County, Tennessee.
4. Easement for sewer of record in Book 1104, page 117, Register's Office for Davidson County, Tennessee.