WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/06 15:27 3 pgs
Fees:18.00 Taxes:869.50
20061212-0153458

LYNDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 2006

Notary Public

MY COMMISSION EXPIRES: 5-21-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rose M. Woods	Same as owner ~~First Franklin, a Division of~~	Map & Parcel
(NAME)	(NAME)	
4208 Sandstone Drive	~~P.O. Box 6759~~	164-10-0-A-047 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	~~Springfield, OH 45501~~	
(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, Delton Payne, unmarried, and Gina Pruitt, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rose M. Woods and husband, Charles Woods, Jr.

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:

Land in Davidson County, Tennessee, being all of Lot No. 160, of Village One, Summerfield, as shown on palt and survey of same appearing of record as Instrument #20000211-0014170, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Delton Payne, an unmarried person, and Gina Pruitt, a married person, by deed dated November 4, 2005, from Felix Bertrand and wife, Angela L. Bertrand, as shown of record in Instrument #20051109-0136017, Register's Office for Davidson County, Tennessee. Also reference deed dated July 9, 2003, to Felix Bertrand and wife, Angela L. Bertrand, from KBRG of Nashville, LLC, as shown of record in Instrument #20030715-0098864, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 11588, page 484; Book 11669, page 376; Instrument #200103080021946; Instrument #200105046260; and Instrument #200305270071168; Register's Office for Davidson County, Tennessee. This conveyance is also subject to By-Laws of record in Book 11648, page 662, and Instrument #200105040046261; to Charters of record in Book 11648, page 660, and Instrument #200103260028531; to a Stormwater Easement of record as Instrument #200001130004777; to a sewer easement of record as Instrument #200008090079074; to an easement to Tennessee Telephone of record as Instrument #200008240083643; and to subdivision easements of record as Instrument #200009130091248, Instrument #200009130091249, Instrument #200008040077639, and Instrument #200009130091247; Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4208 Sandstone Drive, Antioch, TN 37013
(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 our hand s this 8th day of December, 2006

Delton Payne
Delton Payne

Gina Pruitt
Gina Pruitt

Chester Grayling Pruitt

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to any and all existing easements and restrictive covenants of record.

Chester Grayling Pruitt joins in this conveyance to convey any and all marital interest he may have in and to the said property.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
INSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delton Payne, unmarried, and Gina Pruitt, married And Chester Dreyling Pruitt

the bargainor s, with whom I am personally acquainted or proved to me on 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 Murfreesboro, Tennessee, this 8th day of December, 2006.

Commission expires 5-21-07

Notary Public

LYNDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 _____, _____.

My commission expires _____

Notary Public