Davidson County DEEDWARR
Recvd: 12/20/06 14:52 2 pgs
Fees:13.00 Taxes:873.20

20061220-0156893

# WARRANTY DEED

P-06-7570

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

Subscribed and sworn to before me this 15th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dennis R. Sexton | First Horizon Home Loan | |
| 7570 George E. Horn Road | (NAME) P.O. Box 809 | 129-9-64 |
| (ADDRESS) Nashville, Tennessee 37221 | (ADDRESS) Memphis, TN 38101 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES WOODWARD AND PATRICIA WOODWARD, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DENNIS R. SEXTON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF DUNAWAY WOODS, SECTION ONE, OF RECORD IN BOOK 5200, PAGE 132, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES WOODWARD AND WIFE, PATRICIA WOODWARD BY WARRANTY DEED FROM EMILY H. HEYSHAM, AN UNMARRIED WIDOW, RECORDED NOVEMBER 15, 2004 IN INSTRUMENT NO. 20041115-0136811, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7570 George E. Horn Road, Nashville, Tennessee 37221
(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 my/our hand(s) this 15th day of December, 2006.

James Woodward

Patricia Woodward

STATE OF ~~TENNESSEE~~ Pennsylvania

COUNTY OF ~~Williamson~~ Bucks

I, Florence R. Ford, a Notary Public of the County and State first above written, do hereby certify that James Woodward personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the ~~15th~~ 13th day of December, 2006.

Florence R. Ford

Notary Public

My Commission Expires: June 29, 2010

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
FLORENCE R. FORD, Notary Public
Warminster Twp., Bucks County
My Commission Expires June 29, 2010

STATE OF Pennsylvania

COUNTY OF Bucks

Florence R. Ford

I, ~~Carol T. Baker~~, a Notary Public of the County and State first above written, do hereby certify that Patricia Woodward personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the ~~15th~~ 13th day of December, 2006.

Florence R. Ford

Notary Public

My Commission Expires: June 29, 2010

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
FLORENCE R. FORD, Notary Public
Warminster Twp., Bucks County
My Commission Expires June 29, 2010

**RETURN TO:**

PRESTIGE TITLE, LLC