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

Davidson County DEEDWARR
Recvd: 12/29/06 16:15 4 pgs
Fees:23.00 Taxes:1757.50
20061229-0161143

File No. 20168-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James M. Woodard 4365 Chickering Lane Nashville, TN 37215	New Owner	Map 118 Parcel 070

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, DR. BYRON V. BUSH, D.D.S., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES M. WOODARD, hereinafter called the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of Lots 78, 79, and 80, SIDCO, Section Two, of record in Instrument Number 20040528-0062975, amending Book 2331, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING all of the same property conveyed to B&K Ventures, LLC, a Tennessee limited liability company, by deed from Horrell Properties, Inc. of record in Instrument No. 20041014-0123724, and further conveyed to Southern Land Acquisitions, Inc., a corporation, by Quitclaim Deed from B&K Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20051116-0138598, and further conveyed to Dr. Byron V. Bush, D.D.S. by Quitclaim Deed from Southern Land Acqusitions, Inc., a corporation, of record in Instrument No. 20060215-0018409, said Register's Office for Davidson County, Tennessee.

THIS is unimproved property, known as 2908 Sidco Drive, Nashville, TN 37204.

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 29th day of December, 2006.

Dr. Byron V. Bush, D.D.S.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dr. Byron V. Bush, D.D.S., the bargainor, 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 and official seal at Nashville, Tennessee, this 29 day of December, 2006.

JOHN T. COX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

NOTARY PUBLIC

My Commission Expires: 3/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Jennifer L. Johnson
Affiant

Subscribed and sworn to before me this
29 day of December, 2006.

Donor Barr
Notary Public

DONOR BARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires 9-25-10

EXHIBIT A
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, not yet due and payable. Taxes for the year 2006 have been prorated and paid by the Seller.

(b) Matters of the Plan of record in Instrument No. 20040528-0062975 amending Book 2331, Page 93, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(c) The exception and reservation in favor of the United States of America in and to all fissionable materials as described in that certain deed of record in Book 2152, page 347, in said Register's Office.

(d) Easement for use of all of the sewerage facilities and equipment in, on and over the premises of record in Book 2486, page 314, in said Register's Office.

(e) Easement for railroad right of way as set forth in instrument of record in Book 2499, page 79, in said Register's Office.

(f) Water mains and equipment appurtenant thereto and easement therefore that have been transferred to the City of Nashville by instrument of record in Book 2244, page 611, in said Register's Office.

(g) Easements to the Metropolitan Government of Nashville and Davidson County for storm sewers of record in Book 4124, page 292, in said Register's Office.

(h) Stormwater Detention Agreement as of record in Instrument No. 20040309-0027072, in said Register's Office.

(i) Access Easement, Conditions, and Restrictions contained in Easement and Restrictive Covenants Agreement as of record in Instrument No. 20040809-0096160, in said Register's Office.