WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/07 09:29 2 pg
Fees:13.00 Taxes:522.07

20070212-0017590

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 141,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF February 2007

Notary Public

MY COMMISSION EXPIRES: 8/23/09
(AFFIX SEAL)

L. ATCHLEY
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
AUG. 23, 2009
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda G. Woodruff	Countrywide Home Loans, Inc.	61-6-1
(NAME)	(NAME)	
539 Maplewood Lane	801 Crescent Centre Dr. #510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(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, Lanier Rawls, a one-half interest, Porter W. Rawls, a one-fourth interest, and Artie M. Brown, a one-fourth interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda G. Woodruff, unmarried

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 in the 12th Civil District and known as Tract C on the unrecorded Map of the H.C. Pearson Property on Maplewood Lane, and described according to a copy of a survey thereof made September 17, 1963, by Wm. Collier Parrish, Associates, Civil Engineers, and further described by survey of John Kohl, Registered Land Survryoe, dated March 31, 1977, as

BEGINNING at a point in the centerline of Maplewood Lane 261.55 feet easterly from a point which is opposite a concrete monument set at the southeast corner of Lot No. 356 on the Plan of Gra Mar Acres, Section XI, as of record in Book 2663, page 113, being the corner of Tracts "B" and "C"; thence with the line between said tracts, north 4 degrees 16' east 276.71 feet to a point; thence south 84 degrees 09' east 94.23 feet to a corner of Tract "D"; thence with the line between Tract "C" and "D", south 3 degrees 03' west 274.11 feet to the centerline of Maplewood Lane; thence with the centerline of same north 86 degrees 57' west 7.77 feet and north 85 degrees 44' west 92.23 feet to the point of beginning.

Being the same property conveyed to William Larry Davis and wife, Mary W. Davis by deed from Kenneth Lloyd Henry and wife, Barbara Faye Henry of record in Book 7254, page 205, Register's Office, Davidson County, Tennessee. The

CONTINUED

unimproved ( )
This is improved (X) property, known as 539 Maplewood Lane, Nashville, TN 37216
(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 7th day of February, 2007

Lanier Rawls

Artie M. Brown

Porter W. Rawls

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lanier Rawls, a one-half interest, Porter W. Rawls, a one-fourth interest, and Artie M. Brown, a one-fourth interest

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 White House, Tennessee, this 7th day of February, 2008.

Commission expires 8/23/09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, Notary Public in 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

LEGAL DESCRIPTION CONTINUATION

said William Larry Davis now being deceased. The said Mary W. Davis conveyed described property to Mary W. Davis and Lanier Rawls by quitclaim deed of record in Book 9030, Page 174, said Register's Office. Mary W. Davis conveyed her remaining one-half interest to Prter W. Rawls and Artie M. Brown each to own an undivided one-fourth (1/4) interest, by quitclaim deed recorded as instrument number 20021127-0147134, said Register's Office.

This conveyance is made subject to that portion of the property extending into the center of Maplewood Lane.