THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Realty Title and Escrow Co. Inc.** **5111 Maryland Way, Ste 101** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $184,900.00. Affiant Subscribed and sworn to before me this 12th day of February, 2007. Notary Public My Commission Expires: 11/22/2010

BONNIE J. CURRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Wesley Kyle Wooden, and Samantha Wooden 8233 Boone Trace Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map & Parcel No. 126150B185.00CO

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, **Kristina Leland, nka Kristina Leland Fasig, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wesley Kyle Wooden and wife Samantha Wooden** ("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 8233 Boone Trace, Nashville, TN 37221

John Fasig joins in this conveyance to convey any and all marital interest he may have in the above described property.

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 12th day of February, 2007.

Kristina Leland Fasig

John Fasig

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kristina Leland Fasig, and John Fasig** 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, at office, this 12th day of February, 2007.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 02/14/07 14:53 2 pgs
Fees:13.00 Taxes:684.13
20070214-0019026

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section Two Lexington Point Subdivision, as of record in Instrument No. 20010515-0049954, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kristina Leland, unmarried by Deed dated 8/7/03 from Jeremy A. Ruckstaetter and wife, Kacey Kinard Ruckstaetter of record in Instrument No. 20030811-0114194, Register's Office for Davidson County, Tennessee. Kristina Leland is now married and known as Kristina Leland Fasig.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Lexington Point of record in Instrument No. 20001018-0103445, amended in Instrument No. 20010522-0052909, and re-recorded in Instrument No. 20020214-0019754, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation and By Laws of Lexington Point Homeowners Association, Inc. of record in Instrument No. 20001020-0104424, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20010215-0049954 and corrected in Instrument No. 20011214-0138239, Register's Office for Davidson County, Tennessee.