RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

WARRANTY DEED

WOODS-H07022

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires:
09/08/07

THIS INSTRUMENT WAS PREPARED BY:
Property Title and Escrow, Inc.
113 Hazel Path, Suite 1
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ron Garland (NAME)	Flagstar Bank, FSB (NAME)	107-14-106
916 Goodbar Drive (ADDRESS)	5151 Corporate Drive (ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Troy, MI 48098 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, GEORGE RONALD WOODS, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RON GARLAND, hereinafter called the Grantee(s), 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. 214, on the map for Miro Meadows, as of record in Book 1424, page 94 and 95 at the Register's Office for said County. Said Lot No. 214 fronts 70 feet on the easterly of Goodbar Drive and runs back 148 feet on the Northerly line and 148 feet on the Southerly line to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to George Ronald Woods, Jr., married, by Deed from John Everett Waller, Alice Olivia Haley, David Troy Waller and Rachel Elizabeth Waller of record on January 28, 2004 in Instrument No. 20040128-0010929, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 916 Goodbar Drive, Nashville, Tennessee 37217
(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 hand, this the 12th day of February, 2007.

George Ronald Woods, Jr.

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named George Ronald Woods, Jr. , married , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of February, 2007.

My Commission Expires:

Notary Public

My Commission Expires:
09/08/07

Davidson County DEEDWARR
Recvd: 02/15/07 10:25 1 pgs
Fees:13.00 Taxes:321.90

20070215-0019270