BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#20394-2

The actual consideration or value, whichever is greater, for this transfer is **$96,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2007.

Notary Public

My commission expires: Nov. 24, 2009

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/02/07 11:56 2 pgs
Fees:13.00 Taxes:355.20
20070302-0025944

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JEREMY A. WOODROOF	**NEW SOUTH FEDERAL SAVINGS BANK**	**Map 044-09-0 Parcel 002.00**
212 Rayon Drive	**P. O. Box 986**	
Old Hickory, TN 37138	**Newark, NJ 07184**	

FOR AND IN 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, I,

LORA G. HOPKINS-RILEY, a married woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEREMY A. WOODROOF, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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 part of Lot No. 257 and all of Lot Nos. 271 and 272 on the Plan of Rayon City, as of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 271 and 272 comprise an area triangular in shape and are described as follows:

BEGINNING at a point in the northerly margin of Rayon Drive, at the corner of Lot Nos. 270 and 271; thence, with the line between said Lots, northerly 97.5 feet; thence, southeasterly along the East line of Lot Nos. 255 to 258, 146.4 feet to the margin of Rayon Drive; thence, with the margin of the same easterly 103.8 feet to the BEGINNING.

SAID Lot No. 257 fronts 50 feet on the southerly side of Bridgeway Avenue and runs back between lines 149.4 feet on the westerly line and 153.6 feet on the easterly line, to a dead line in the rear, measuring 50 feet thereon.

INCLUDED but EXCLUDED in the above described tract is that certain land conveyed in Book 5000, Page 333, said Register's Office, described as follows: SAID part of said Lot No. 257 fronts 50 feet on the southerly side of Bridgeway Avenue, or Old Hickory Boulevard, and extends back between parallel lines 90 feet, to a line in the rear on which it measures 50 feet.

BEING the same property conveyed to Lora G. Hopkins, unmarried, by Warranty Deed dated August 18, 1997, from Mary Bazzell, married, of record in Book 10579, Page 54, Register's Office for Davidson County, Tennessee. The said Lora G. Hopkins having since married and is now known as Lora G. Hopkins-Riley.

THIS conveyance is subject to restrictive covenants contained in Deed of Trust of record in Book 10579, at Page 71, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR'S SPOUSE.

This is IMPROVED (_XX_) unimproved (____) property, known as: 212 Rayon Drive, Old Hickory, TN 37138.

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 **28th** day of **February, 2007.**

Lora G Hopkins Riley
LORA G. HOPKINS-RILEY

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 **LORA G. HOPKINS-RILEY, a married woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **February, 2007.**

Jennifer L. Johnson
Notary Public

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: NOV. 24, 2007