THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14934

Davidson County DEEDWARR
Recvd: 03/26/07 10:34 2 pgs
Fees:13.00 Taxes:453.25
20070326-0035860

Property Address:
1715 Edgewood, Nashville, TN 37207 ---Above This Line Reserved For Official Use Only---

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Terrell Starks**, **unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Fred Woodard, and Karen Woodard**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit: * Fred A. Woodard and Karen F. Woodard
** ~~married~~ married

Being Lot 46 on the Plan of Brooklyn Heights as shown in Plat Book 332, page 140, Registers Office for Davidson County, Tennessee, and being more particularly described As follows:

Beginning at an iron rod in the north right of way of Edgewood Avenue Approximately 295 feet east of the eastern right of way of Haines Street, the southwest Corner of this property. Thence North 21 degrees 56 minutes 57 seconds West 134.89 Feet to an iron rod. Thence North 65 degrees 50 minutes 29 seconds East 40.00 feet to An iron rod. Thence South 21 degrees 56 minutes 57 seconds East 134.89 feet to an iron Rod in the north right of way of Edgewood Avenue. Thence with said right of way South 65 degrees 50 minutes 29 seconds West 40.00 feet to the point of beginning and containing 5392 square feet or 0.124 acres, according to survey by Delle Land Surveying Co., Inc.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a QUITCLAIM deed from **Frank Richard Harrison, Jr., unmarried,** dated 02/12/07, and recorded 20070326-0035859, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 9th day of March, 2007.

Terrell Starks {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 9th day of March, 2007, before me, the undersigned officer, personally appeared Terrell Starks, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public

My Commission expires: 9-16-07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $122,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 9th of March, 2007.

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission expires: 3-11-09

Name of Owner and Property Address:
Fred Woodard and Karen Woodard
1715 Edgewood Avenue
Nashville, TN 37207

Person Or Entity Responsible For Payment Of Taxes:
Fred Woodard and Karen Woodard
Same

Tax Parcel ID#: 281 71-5