Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

(1)

Davidson County DEEDWARR
Recvd: 04/13/07 11:52 2 pgs
Fees:13.00 Taxes:477.30

20070413-0044661

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF March/2007.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 12/15/07
(AFFIX SEAL)

HOLLY M. PHILLIPS
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel R. Cates Jr. and wife, Vickie B. Cates 1305 Donelson Avenue Old Hickory, TN 37138	New Owners	Map 44-14 Parcel 76

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, we,

Charles Michael Wooden, II, a single man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Samuel R.Cates Jr. and wife, Vickie B. Cates

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, DESCRIBED AS FOLLOWS TO WIT:

BEING LOT NO. 33, ON THE PLAN OF ROLLING GREEN SUBDIVISION, SECTION 1, AS SHOWN ON PLAT RECORD, IN PLAT BOOK 1424, PAGE 75, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHARLES MICHAEL WOODEN, II, A SINGLE MAN BY DEED FROM ARNOLD M. WEISS, AS SUBSTITUTE TRUSTEE, DATED JULY 18, 2006, AND OF RECORD IN INSTRUMENT NUMBER 20060721-0088187, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 1424, Page 75, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 1474, Page 76, Register's Office for Davidson County, Tennessee.
5) Property is subject to easement for utilities reserved by the Developer in Book 1424, Page 75, said Register's Office.

This is improved property known as: 1305 Donelson Avenue, Old Hickory, TN 37138
(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 30 day of March, 2007.

Charles Michael Wooden, II,

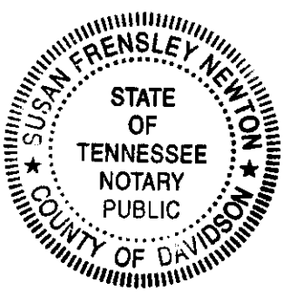
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Charles Michael Wooden, II, a single man, with whom I am personally acquainted, (or who 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, at office, this 30th day of March, 2007.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076