Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $205,100.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: April 20, 2007

NOTARY PUBLIC

COMMISSION EXPIRES: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/26/07 08:36 2 pgs
Fees:13.00 Taxes:758.87

20070426-0049639

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mary Elizabeth Hulsey 1017 Halcyon Avenue Nashville, TN 37204	new owner	118-1-221.00

WARRANTY DEED

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/WE, **THE ESTATE OF FRANKIE LEE WOODS, THE HEIRS AT LAW CLIFFORDEAN KING WOODS,UNMARRIED, FRANKIE WOODS HYATT, UNMARRIED AND CLIFFORDEAN WOODS, ADMINISTRATRIX,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARY ELIZABETH HULSEY, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE AND KNOWN AND DESIGNATED AS LOT NO. 36 ON THE PLAN OF L. G. NOEL'S IDLEWILD SUBDIVISION, RECORDED IN BOOK 161, PAGE 120, OF THE DAVIDSON COUNTY, REGISTER'S OF DEEDS OFFICE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FRANK LEE WOODS BY DEED OF RECORD IN INSTRUMENT NO. 20020418-0048000. THE SAID FRANK LEE WOODS HAVING SINCE DIED ON JANUARY 6, 2006. THE INTESTATE ESTATE PROBATED IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE DOCKET NO. 06P-237 TO APPOINT CLIFFORDEAN WOOD, ADMINISTRATRIX, FRANKIE LEE WOODS HAVING SINCE DIED INTESTATE LEAVING THE SUBJECT PROPERTY TO HIS HEIRS AT LAW, WIFE, CLIFFORDEAN KING WOODS, DAUGHTER FRANKIE WOOD HYATT AND SON, CHRISTOPHER WOODS. CHRISTOPHER WOODS LEAVES HIS PART OF THE ESTATE BY QUITCLAIM DEED TO CLIFFORDEAN WOODS AND FRANCINE WOODS HYATT TO BE RECORDED IN INSTRUMENT , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
1017 HALCYON AVENUE, NASHVILLE, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 04/20/07

Cliffordean King Woods
Cliffordean King Woods

Cliffordean Woods, Adm.
Cliffordean Woods, Administratrix

Frankie Woods Hyatt
Frankie Woods Hyatt

LTSR Number:

GTE File: 2007040782

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cliffordean King Woods and Frankie Woods Hyatt with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged ~~he/she~~/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 20th day of April, 2007.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cliffordean Woods with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that she is the Administratrix for The Estate of Frankie Lee Woods, deceased, and that Cliffordean Woods, being authorized so to, executed the within instrument for the purposes therein contained on behalf of The Estate of Frankie Lee Woods, deceased, by signing her name as such Administratrix.

Witness my hand and official seal at office at Nashville, Tennessee, this the 20th day of April, 2007.

Notary Public

Commission Expires: 1-24-09

JEFFREY M. GRISSIM
STATE TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.