Davidson County DEEDWARR
Recvd: 05/01/07 13:30 2 pgs
Fees:13.00 Taxes:425.50

20070501-0051860

Prepared by & return to:
Broker Title & Escrow, LLC
1815 Division St. Suite 206
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2007.

Notary Public
My commission expires: 3-7-11

ROBIN KOBRICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Donald E. Wooden	Access National Mortgage	Map 119-05-0
Wilma L. Wooden	1800 Robert Fulton Dr #250	Parcel 384.00
305 Whitsett Road	Reston, Virginia 20191	
Nashville, TN 37210		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged **Mounie B. Rampersad, unmarried** hereinafter referred to as Grantor, has bargained and sold and does hereby transfer and convey to **Donald E Wooden and wife, Wilma L. Wooden**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 6th (formerly the 9th) Civil District of Davidson County, Tennessee, Map of N.D. Overall's Subdivision of the North East part of Lot No. 1 in The Division of the Patterson Land as of record in Book 421, page 57, Register's Office for Davidson County, Tennessee. Being Lot No. 19 fronting 50 feet on the south side of Whitsett Road and running back between parallel lines 140 feet, to an alley.

Being the same property conveyed to Mounie B. Rampersad, by Warranty Deed from Regions Bank, dated July 31, 2006 of record in Instrument # 20060802-0093847, recorded on August 2, 2006, Register's Office for said County.

This conveyance is made subject to the following: 1) 2007 taxes, a lien which is not yet due and payable. 2) All matters shown on plat of record in Book 421, page 57, Register's Office for Davidson County, Tennessee. 3) All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or rights of way for public utilities.

This is improved property known as 305 Whitsett Road, Nashville, TN 37210

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 claiming by, through, or under Grantor, but no others. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of April, 2007.

Mounie B. Rampersad

Mounie B. Rampersad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of April, 2007, before me personally appeared Mounie B. Rampersad to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged the execution of same for the purposes therein contained.

ROBIN KOBRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Robin Kobrick

Notary Public

My commission expires:
3-7-11