Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Peggy Cockerham
133A Woodmont Blvd.
Nashville, Tennessee 37205

MORTGAGEE:
GMAC Mortgage Corp.

Davidson County DEEDWARR
Recvd: 05/07/07 15:57 2 pgs
Fees:13.00 Taxes:2682.50
20070507-0054918

SEND TAX BILL TO:
Owner

MAP **p.o 116-03**
GROUP
PARCEL 36.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Woodmont Waye, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Peggy Cockerham, unmarried,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 133A as shown on the Master Deed establishing a Planned Unit Development with Private Elements for Woodmont Waye of record in Instr. 20060418-0044061, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Woodmont Waye, LLC by deed from Oscar Tivis Nelson, Jr. of record in Instr. 20050520-0057359, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is improved property known as **133A Woodmont Blvd., Nashville, Tennessee 37205.**

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, their heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, thier 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 hand this **the 27th** day of **April, 2007.**

Woodmont Waye, LLC

By: _____
Oscar Tivis Nelson, Jr., President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Oscar Tivis Nelson, Jr.** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Woodmont Waye, LLC**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 27th day of April, 2007.

_____
R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is ~~$739,000.00~~ $725,000.00

_____
AFFIANT

Subscribed and sworn to before me on this ~~27th~~ 30th day of April, 2007.

_____
R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008