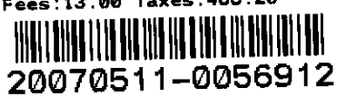
THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14970

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

Davidson County DEEDWARR
Recvd: 05/11/07 14:48 2 pgs
Fees:13.00 Taxes:466.20



20070511-0056912

Property Address:
258 Mayflower Lane North, Madison, TN 37115 ---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, **Robbie N. Woodard, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Alice S. Stoddard, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Apartment Unit No. 258 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete legal description.

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 warranty deed from Basil E. Edwards, an unmarried widower, dated June 26, 1986, and recorded June 30, 1986, in the Register's Office for Davidson County, Tennessee, in Book 6902, at Page 604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's 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 [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] 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 1st day of May, 2007.

Robbie N. Woodard {Seal}
Robbie N. Woodard

State of TENNESSEE
County of DAVIDSON

On this the 1st day of May, 2007, before me, the undersigned officer, personally appeared Robbie N. Woodard, 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.

ROBIN YOUNT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: 11-22-2010

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $126,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Judi Crabtree
Affiant

Sworn to and subscribed before me this the 1st of May, 2007.

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE

Notary Public

My Commission expires: 9-20-08

Name of Owner and Property Address:
Alice S. Stoddard
258 Mayflower Lane
Madison TN 37115

Person Or Entity Responsible For Payment Of Taxes:
New South Federal Savings Bk
210 Automation Way
Birmingham AL 35210

Tax Parcel ID#: 042-011-B-67