THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***80,000.00.

Affiant

Subscribed and sworn to before me this 6th day of June, 2007.

Notary Public

My Commission Expires: 9-30-09

Davidson County DEEDWARR
Recvd: 06/08/07 13:49 2 pgs
Fees:13.00 Taxes:296.00
20070608-0068972

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Woodbine Community Organization, Inc. 222 Oriel Avenue Nashville, Tennessee 37210	SAME	MAP 119-01-0 PARCEL 391.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY THOUSAND AND 00/100 DOLLARS ($***80,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Ralph Edwards and wife, Velma Edwards, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation, (hereinafter called the "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 79 in Overhill City and W.H. Fox's Subdivision of Lots 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, on the Plan of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ralph Edwards and wife, Velma Edwards, by Quitclaim Deed dated November 8, 2006, from Helen J. Edwards, Trustee with full power to sell, transfer, lease, encumber, mortgage or convey without the joinder of any beneficiary, of record as Instrument No. 20061109-0139558 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 217 Oriel Avenue, Nashville, Tennessee 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 GRANTEE, its successors and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the plan of Overhill City and W.H. Fox's Subdivision of Lots 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th day of June, 2007.

Ralph Edwards
Ralph Edwards

Velma Edwards
Velma Edwards
By: Ralph Edwards
Ralph Edwards
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of June, 2007.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said State and County, Ralph Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Attorney in Fact for Velma Edwards ("Grantor") and is authorized by the Grantor to execute this instrument on behalf of Grantor and who further acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 2007.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY