**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,800.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of June, 2007.

Notary Public

My Commission Expires: 1/16/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/20/07 12:45 3 pgs
Fees:18.00 Taxes:609.76
20070620-0073691

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael Woods and wife, Jennifer Woods

828 Neelys Bend Road
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

05206008500

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mattie L.W. Bandy, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Michael B. Woods and wife, Jennifer M. Woods, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lots Nos. 76 and 77 on the Plan of Section 1, Madison Heights. of record in Book 1424, Page 6, Register's Office for said County described as follows:

Beginning at a point on the westerly margin of Tahlena Avenue, at the common corner of Lots 75 and 76; Thence with the line between said lots, westwardly 388.3 ft. to a point in the easterly line of Lot 21; thence northerly with the easterly line of Lots 21, 22, 23 and 24, 25 296 ft. to the southerly margin of Neely's Bend Road; thence with the margin of said road, eastwardly 448 ft. to the beginning of a curve; thence along said curve, southeastwardly 39.27 ft. to a point In the westerly margin of Tahlena Avenue thence with the margin of said Avenue, southwardly 172.6 ft. to the beginning.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, is that portion of land conveyed to Don J. Fenn and wife, Sienna B. Fenn, as tenants by the entirety, by Warranty Deed from Nattie Louise Washer Bandy, a single person,

dated November 28, 1984, recorded November 28. 1984, of record in Book 6434, page 690, Register's Office for Davidson County, Tennessee, described as follows:

Land in the Tenth (lOth) Councilmanic District of Davidson County. Tennessee, being Lot 2 of the Resubdivision of Lots 76 & 77, Madison Heights Subdivision, Section 1, of record in Book 6050, Page 119, Register's Office, for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod on the southerly margin of Neeley's Bend Road, being the common corner of Lot 1 and Lot 2; thence with said Road South 70 deg. 40' or East 131.88 feet to an iron rod; thence with a curve to the right with a radius of 25.00 feet and an arc of 39.49 feet, a chord bearing and distance of South 25 deg. 32' 42' East 35.51 feet to an iron rod on the westerly margin of Tahlena Avenue; thence with said Avenue South 19 deg. 42' J6' West 39.10 feet to an iron pipe; thence with a curve to the left with a radius of 597.96 feet and an arc of 125.36 feet, a chord bearing and distance of South 13 deg. 42' 16' West 125.13 feet to an iron pipe at the northeasterly corner of Lot 75; thence North 82 deg. 34' 33' West 172.14 feet to an iron rod; thence North 19 dog. 12, 01' East 224.00 feet to the point of beginning, containing 0.75 +/- Acres, more or less.

Being the same property conveyed to GEORGE E BANDY AND WIFE MATTIE L BANDY by deed from WILLIAM SANDBORN AND WIFE HELEN SANDBORN of record in Book 3248 and Page 445 on 06/14/1961 and filed for record on 06/14/1961, Register's Office for said County. And further conveyed to Mattie L.W. Bandy by George E. Bandy of record in Book 5873, Page 993, Register's Office for Davidson County, Tennessee, dated 4/16/1982.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 1424 and Page 6; Book 6050 and Page 119, Register's Office of said County

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 828 Neelys Bend Road, Madison, TN 37115.

**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 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 15th day of June, 2007.

Mattie L.W. Bandy by Helen Venatt Wright

Mattie L.W. Bandy

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Glenna Fenn, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Mattie Bandy and who being authorized to do so acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2007.

Notary Public

My Commission Expires: 11/8/08

