RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

G-VRE-07-118

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/27/07 10:48 2 pgs
Fees:13.00 Taxes:536.50
20070627-0076676

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caroline Jefferson	Bank Of America	
118 Antler Ridge Circle (ADDRESS)	9000 Southside Blvd. (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	122-1-A-488.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUSANN WOODS,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAROLINE JEFFERSON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 77 IN WOODLAND POINT, PHASE X, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME (BEING THE TOWNHOME AREA AT WOODLAND POINT), LOCATED ON BUCK RUN DRIVE AND/OR ANTLER RIDGE CIRCLE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20001011-0101044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (THE "ORIGINAL DECLARATION"), AMENDED BY FIRST SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES OF RECORD AS INSTRUMENT NO. 20020725-0089575, SAID REGISTER'S OFFICE (THE "FIRST SUPPLEMENT AND THE ORIGINAL DECLARATION BEING COLLECTIVELY REFERRED TO AS THE "DECLARATION"), FURTHER AMENDED BY SECOND SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES OF RECORD AS INSTRUMENT NUMBER 20020 904-0107261, SAID REGISTER'S OFFICE FOR SAID COUNTY. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS PROPERTY, CO-OWNERS AND TENANTS OF WOODLAND POINT, PHASE X, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, CONTAINED IN THE SAID DECLARATION, THE PLAN FIELD AS EXHIBIT "B" TO SAID FIRST SUPPLEMENT APPEARING AT PAGE 6 THEREOF, AND BYLAWS APPENDED THERETO AS EXHIBIT "B" APPEARING AT PAGE 32 OF THE ORIGINAL DECLARATION, SAID REGISTER'S OFFICE ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO SUSANN WOODS, UNMARRIED BY WARRANTY DEED FROM OLE SOUTH PROPERTIES, INC., RECORDED ON THE 31ST DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050331-0035105, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 8332, page 982; Instrument numbers 20000612-0058346; 20000419-0039023; 20000607-0056981; 200001011-0101044; 20020725-0089575; 20020904-0107261, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 118 Antler Ridge Circle, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 21st day of June, 2007.

Susann Woods

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 21st day of June, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903