THIS INSTRUMENT PREPARED BY:
Fidelity National Title Insurance Co.
22 Century Blvd., Suite 200
Nashville, TN 37214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration, Carol H. McCullough, as Personal Representative of the Estate of Mary Frances Davenport, deceased, [GRANTOR] have bargained and sold, and by these presents do transfer and convey unto the said Jo Anne Felty, a single person, [GRANTEE] a certain tract or parcel of land as follows:

Condominium Unit in Davidson County, Tennessee, being Unit No. 40 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same as of record in Instrument No. 20011005-0108857, Register's Office for Davidson County, Tennessee.

Title is derived from Instrument No. 20020911-0110283, said Register's Office.

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], it's successors, heirs and/or assigns, forever. And it does covenant with the said [GRANTEE], that it is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, it's heirs and representatives, to warrant and forever defend the title to said land to the said [GRANTEE], it's successors, heirs and/or assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 19th day of June, 2007.

[GRANTOR]

Carol McCullough

BY: _____

Davidson County DEEDWARR
Recvd: 07/03/07 11:25 2 pgs
Fees:13.00 Taxes:554.63
20070703-0079359

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, CAROL McCULLOUGH, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 19 day of June, 2007.

NOTARY PUBLIC

VIRGIE GAIL DIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: NOV 24,07

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $149,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 29 day of June, 2007.

NOTARY PUBLIC

Lynn M. Hammond Notary Public at Large Davidson County, Tennessee My Commission Expires 7-21-2007

My Commission Expires: 7-21-2007

MAP AND PARCEL 086-14-0C-040.00-CO

ADDRESS OF NEW OWNERS:
[GRANTEE]
3911 Dodson Chapel Road, #40
Hermitage, TN 37076

SEND TAX BILLS TO:
Jo Anne Felty
3911 Dodson Chapel Road, #40
Hermitage, TN 37076