WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/07 12:01 2 pgs
Fees:13.00 Taxes:545.75

20070730-0090088

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$147,500.00.**

Affiant

Subscribed and sworn to before me this 27 day of July, 2007

Notary Public
My Commission expires: 1-20-09
(Affix Seal)

Lauren M Rickels STATE OF TN NOTARY PUBLIC Davidson County

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Emily C. Roberts	SAME	074-12-0-052.00
417 Bonnawood Court		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roger D. Woods and Kay Woods, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Emily C. Roberts**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 621 on the plan of Hermitage hills, Section Six, of record in Book 3300, page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roger D. Woods and Kay Woods, husband and wife, by deed from Roger Dale Woods, II, on March 22, 2007, of record in Instrument Number 20070323-0035154, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 074-12-0-052.00.
- Subject to all matters as shown on the Plan of record in Book 3300, page 10, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3253, page 261, Register's Office for Davidson County, Tennessee.

This is improved property known as: **417 Bonnawood Court, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 27, 2007.

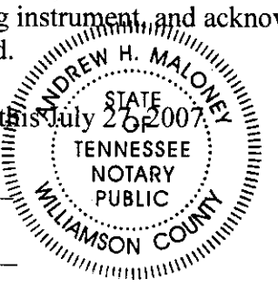
Roger D Woods

Kay Woods

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roger D. Woods and Kay Woods,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 27, 2007.



My commission expires 8/10/10

Notary Public