Davidson County DEEDWARR
Recvd: 08/07/07 12:17 2 pgs
Fees:13.00 Taxes:610.13

20070807-0094213

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#532

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Barbara Randolph	(NEW OWNER)	Map 105.00-90-A
3849 Dunbar Drive		Parcel 107.00CO
Nashville, TN 37207		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Rodell Woodruff, Sr. and wife, Pamela D. Woodruff,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Barbara Randolph,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot. No. 261 on the Plan of Forest View Park, Section VIII of record in Plat Book 6900, Page 633, said Registers Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rodell Woodruff, Sr. and wife, Pamela D. Woodruff by Warranty Deed dated June 22, 1989 from Fox Ridge Homes, Inc. of record in Book 7872, Page 715, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 7079, page 472, Book 7235, page 411, Book 7522, page 905, and in Book 9029, page 983, said Register's Office.**
3. **Easements of record in Book 2244, page 13, Book 3463, page 126, Book 3852, page 679, Book 4607, page 424, Book 4947, page 538, and in Book 8421, pages 990 and 995, said Register's Office.**
4. **All matters appearing of record in Plat Book 6900, page 633, said Register's Office.**

This is improved property commonly known as **1008 Lonsway Circle Antioch, Tennessee 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $164,900.00

Barbara Randolph
Affiant

Subscribed and sworn to before me this
31st day of July, 2007

Judy Painter-Rose
Notary public:

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of July, **2007**.

Rodell Woodruff, Sr.
Rodell Woodruff, Sr.

Pamela D. Woodruff
Pamela D. Woodruff

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rodell Woodruff, Sr and Pamela D. Woodruff**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this
31st day of **July, 2007**.

Judy Painter-Rose
Notary Public

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011