(1)

Davidson County DEEDWARR
Recvd: 08/16/07 15:09 2 pgs
Fees:13.00 Taxes:917.60
20070816-0098186

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rodell Woodruff, Sr.	PHH Mortgage Services	Map 096
2607 Bluefield Avenue	3000 Leadenhall Road	Group 01-0
Nashville, TN 37214	Mount Laurel, NJ 08054	Parcel 106.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

George Terry Gant, Jr. and wife, Mary L. Gant

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rodell Woodruff, Sr. and wife, Pamela D. Woodruff
hereinafter called the 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 part of the easterly part of Lot 25 on the Plan of Bluefields, as of record in Book 843, Page 16, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Bluefield Avenue, said point being 133 feet southeasterly from the common corner of Lots No. 24 and 25; thence southwesterly along said margin of said Avenue 100 feet to a point which is 33.7 feet northwesterly from the corner of of Lots No. 25 and 26; thence in a southwesterly direction 375 feet, more or less, to the common corner of Lots 25, 28, 29, and 35; thence in a northwesterly direction 100 feet to a point; thence in a northeasterly direction 330 feet, more or less, to a point in the southerly margin of Bluefield Avenue, the point of beginning,

and,

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING a part of Lot Number 25 (erroneously shown as Lot Number 26 on prior deed) on the Plan of Bluefields Subdivision, of record in Plat Book 843, Page 16, in the Register's Office for Davidson County, Tennessee, beginning at the common rear corner of Lots 25, 28, and 35 of said subdivision; thence along the common line of the land of George T. Gant, Jr., of record in Deed Book 6293, Page 557, and the land of John M. Omohundro, Jr., of record in Deed Book 5533, Page 362, said Register's Office, North 37 degrees 03 minutes 14 seconds East 119.65 feet to a point; thence leaving said common line and severing the land of John M. Omohundro, Jr., South 47 degrees 52 minutes 10 seconds East 10.59 feet to a point; thence along the common line of the land of John M. Omohundro, Jr. and the land of Rebecca Hansmann and Devi Lynn Sanford, of record in Instrument 200006010054415, South 42 degrees 07 minutes 50 seconds West 119.18 feet to the point of beginning.

Being the same property conveyed to George Terry Gant, Jr. and wife, Mary L. Gant by deed from Roger McAleese and wife, Julie McAleese, of record in Book 6293, Page 557, said Register's Office, and being the same property conveyed to George T. Gant, Jr., et ux, by Quitclaim Deed from Frances M. Omohundro, of record in Instrument 20060725-0089326, said Register's Office.

This conveyance is subject to: (1) 2007 county taxes, which have been prorated and assumed by the Grantees, and (2) Easements and Setback Lines as set out in Plat Book 843, page 16, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2607 Bluefield Avenue, Nashville, TN 37214

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 we do covenant with the said GRANTEES 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 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 our hands this 10th day of August, 2007.

George Terry Gant, Jr.

Mary L. Gant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Terry Gant, Jr. and Mary L. Gant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , Tennessee, this 10th day of August, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.