RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Rosie Mai Smith
522 31st Avenue North
Nashville, TN 37209

Map and Parcel: 092-10-0-436.00

Davidson County DEEDWARR
Recvd: 10/11/07 08:33 2 pgs
Fees:13.00 Taxes:366.49
20071011-0120779

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **D'ANDREA N. WOODRUFF, Married (f.k.a. D'Andrea N. McBroom, Married),** has this day bargained and sold and does hereby transfer and convey unto, **ROSIE MAI SMITH, Unmarried**, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lots No. 53-56 on the Plat of I.L. Pendletons Subdivision of the Steger Home Place of record in Book 8250, page 466, Register's Office for said County.
>
> Being the same property conveyed to D'Andrea N. Woodruff, Married (f.k.a. D'Andrea N. McBroom, Married), by deed from Metropolitan Development and Housing Agency, dated May 23, 2000, appearing of record in Instrument Number 20000531-0054094, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to a 15 Year Metropolitan Housing and Development Agency Affordability Restriction Agreement and Right of First Refusal, dated May 23, 2000, as referenced of record in Instrument Number 20000531-0054097; to any and all matters shown on said plat and survey of record in Plat Book 8250, page 466; all of said Register's Office.
>
> This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **ROSIE MAI SMITH, Unmarried**, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the liens of the 2007 real property taxes which have been prorated between the parties and are assumed by the Grantor and the lien of Metropolitan Housing and Development Agency for Fifteen Year Affordability Restriction Agreement and Right of First

Refusal as referenced in Instrument Number 2000531-0054097, of Register's Office of Davidson County, Tennessee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5th day of October, 2007.

D'Andrea N. Woodruff

Rodell Woodruff

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **D'ANDREA WOODRUFF and RODELL WOODRUFF,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 5th day of October, 2007.

NOTARY PUBLIC
My Commission Expires: 4-19-2010

ZOILA K. ESTES NOTARY PUBLIC My Comm. Expires April 19, 2010 AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $99,050.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this the 5th day of October, 2007.

NOTARY PUBLIC
My Commission Expires: 4-19-2010

ZOILA K. ESTES NOTARY PUBLIC My Comm. Expires April 19, 2010 AT LARGE RUTHERFORD COUNTY, TN