Davidson County DEEDWARR
Recvd: 01/04/08 12:47 2 pgs
Fees:13.00 Taxes:1108.15

20080104-0001181

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $~~205,000.00~~ 29,500 ~~

Michael T. Woods
Affiant

Subscribed and sworn to before me, this 31 day of December, 2007.

Notary Public
My commission expires: 1-26-08

BOX 50-B
PREPARED BY:
RETURN TO:
SANKERS TITLE & ESCROW CORP.
[illegible]

05-0711-63960

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael T. Woods 1701 Sarahs Trail Hermitage TN 37076	MAGNA BANK P.O. BOX 17257 MEMPHIS, TENNESSEE 38187	98-13-0-C-094

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Raymond B. Elliott and wife, Kathleen S. Elliott**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael T. Woods**, hereinafter called the Grantees, their successors 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 Lot No. 136, on the Plan of Revision One, Phase Three, The Meadows of Seven Points, Register's Office for said County, of record in Instrument No. 20021022-0129513, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Raymond B. Elliott and wife, Kathleen S. Elliott by deed from Frank Batson Homes, Inc., dated 6/11/2004, recorded 6/21/2004, of record in Instrument No. 20040621-0073180, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1701 Sarahs Trail, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

RJE
KSE
INITIAL

WITNESS my hand this 21st day of December, 2007.

Raymond B Elliott
Raymond B. Elliott

Kathleen S. Elliott
Kathleen S. Elliott

STATE OF NC
COUNTY OF New Hanover

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Raymond B. Elliott and Kathleen S. Elliott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Wilmington (City), NC (State), this 21st day of December, 2007.

Gretchen Wood
Notary Public
State of Tennessee at Large

My Commission expires: March 29, 2010

GRETCHEN WOOD
Notary Public
New Hanover County
State of North Carolina
My Commission Expires Mar 29, 2010