Davidson County DEEDWARR
Recvd: 03/05/08 10:17 3 pgs
Fees:18.00 Taxes:548.34

20080305-0022001

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan
Attorney at Law
Nashville Bank & Trust Bldg.
4525 Harding Rd., Ste. 200
Nashville, TN 37205

RETURN TO:

Realty Title + Escrow
1139 NW Broad St., #102
Murfreesboro, TN 37129

STATE OF TENNESSEE)
COUNTY OF Rutherford)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,200.00.

Kelly Dorsey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 27th day of February, 2008.

Teresa D. Dorsey
Notary Public
My Commission Expires: 9-21-09

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Wesley E. Payne
2010 Shaylin Loop
Antioch, TN 37013

SEND TAX BILLS TO:
~~New Owner~~
Magna Bank
P.O. Box 17257
Memphis, TN 38187

MAP-PARCEL NUMBERS:
173-05-A-081.00

KNOW ALL MEN BY THESE PRESENTS that I, **Nicholas Woodard and wife, Kathryn Vieira Woodard**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto **Wesley E. Payne, an unmarried man and Laura S. McGregor, an unmarried woman**, their heirs and assigns, my entire right, title and interest in and to a certain tract and/or parcel of land in Davidson County, Tennessee, described as follows:

See Attached Legal Description/ Exhibit A

This is improved property known as: **2010 Shaylin Loop, Antioch, TN 37013.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Any and all visible easement on or across the property; rights or claims of parties in possession not shown by the public records; encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises; owners' association assessments or fees for subsequent years, if applicable, a lien not yet due and payable; county and/or city taxes for subsequent years, a lien not yet due and payable; and any matter of public record. Said taxes have been prorated between the parties as of the date of this instrument, with the **GRANTORS** paying their prorata share thereof to **GRANTEES** who will be responsible for payment of said taxes.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 27th day of February, 2008.

Nicholas Woodard

Kathryn Vieira Woodard*

***Kathryn Vieira Woodard hereby executes this instrument for the purposes of conveying any and all interest she may have by virtue of her marriage to Nicholas Woodard.**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nicholas Woodard**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of February, 2008.

Natasha Bilbrey
Notary Public

My Commission Expires: 6/20/11



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kathryn Vieira Woodard**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of February, 2008.

Natasha Bilbrey
Notary Public

My Commission Expires: 6/20/11



LEGAL DESC/ EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 81, on the Plan of Barnes Crossing, Phase One, A Planned Unit Development, as shown on Exhibit A of the Master Deed of record in Instrument Number 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480, and as amended in Instrument Number 20051114-0136938, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Further being the same property conveyed to Nicholas Woodard, an unmarried man, by deed from Ole South Properties, Inc., dated May 4, 2007, recorded May 11, 2007, of record in Instrument 20070511-0056561, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Barnes Crossing, LLC, a Tennessee Limited Liability Company, dated October 27, 2006, recorded November 1, 2006, in Instrument Number 200611010135477, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Barnes Crossing, LLC, a Tennessee Limited Liability Company, by deed from Brooklands Development, LLC, dated December 6, 2004, recorded December 7, 2004, in Instrument Number 20041207-0145544, re-recorded in Instrument Number 20050203-0012945, 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 2010 Shaylin Loop, Antioch, TN 37013