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Realty Title Box 484

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/05/08 15:15 2 pg:
Fees:13.00 Taxes:443.63

20080505-0046271

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $119,900.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2008.

Notary Public
My commission expires: 7-24-2010

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-0804-35384

Address of New Owner:	Send Tax Bills to:	Tax Information
Kenneth L. Grammer 418 Westboro Drive Nashville TN 37209	Regions Bank DBA Regions Mortg 2050 Parkway Office Circle RCN 6 Birmingham, AL 35244	091-13-0-189.00

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, Jerry Lynn Woodard, Executor of the Estate of Herbert H. Woodard, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kenneth L. Grammer and wife, LaDonna L. Grammer, 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. 11 on the Plan of Section One, Westboro Subdivision, of record in Book 1424, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Herbert H. Woodard and wife, Dorothy M. Woodard, by deed from Delores C. Bayne, Executrix Under the Estate of Vera Louise Coleman, dated 6-12-92, recorded 6-16-92, of record in Book 8653, Page 130, Register's Office for Davidson County, Tennessee. Herbert H. Woodard and Dorothy M. Woodard having since died, Dorothy M. Woodard having predeceased Herbert H. Woodard. By Will of Herbert H. Woodard, Docket No. 07P-874 Office of The Davidson County Probate Court Clerk, subject property was devised to Jerry Lynn Woodard, Gary Wayne Woodard and Terry Lee Woodard. Last Will and Testament of Herbert H. Woodard, deceased, Docket No. 07P-874, Office of the Davidson County Probate Court Clerk, directs the Executor to sell the property, and place the proceeds, less expenses, into his Residuary Estate.

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 418 Westboro Drive, Nashville, TN 37209

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.

WITNESS my hand this 30th day of April, 2008.

Jerry Lynn Woodard, Executor of the
Estate of Herbert H. Woodard, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry Lynn Woodard, Executor of the Estate of Herbert H. Woodard, Deceased, 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, and in the capacity thereof.

Witness my hand in Nashville, TN, this 30th day of April, 2008.

~~Diane K. Mann~~ Karen Colbert
State of Tennessee at Large

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires ~~02/22/09~~ 7/24/2010