21336-4

Prepared By ~~& Return To:~~
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
08-0653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 05/19/08 10:42 2 pgs
Fees:13.00 Taxes:536.50

20080519-0050965

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

Commission Expiration: 10/17/09

JENNA WILLMS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Philip Hughley and Jeannie Hughley 132 Antler Ridge Circle Nashville, TN 37214	Regions Bank d/b/a Regions Mortgage Department 2520 P.O. Box 2153 Birmingham, AL 35287	122010A49500 CO

WARRANTY DEED

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,

Diane Garrison, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeannie L. Hughley and Philip E. Hughley, wife and husband and Constance J. Brown, and unmarried woman

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 Unit No. 84 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), further amended by Second Supplemantary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020904-0107261, said Register's Office for said County. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B"appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Lorraine A. Madondo on 12/10/2004, by deed from Ole South Properties, Inc., filed for record on 12/20/2004, in Instrument No. 20041220-0150698, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of Housing and Urban Development on 10/19/2006, by deed from Priority Trustee Services of TN. LLC, as Substitute Trustee, filed for record on 01/09/2007, in Instrument No. 20070109-0003526, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diane Garrison on 04/02/2007, by deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, filed for record on 04/03/2007, in Instrument No. 20070403-0039598 , Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **132 Antler Ridge Circle 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 my hand this 14th day of May, 2008

Diane Garrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Diane Garrison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of May, 2008.

Notary Public

Commission Expiration:

1/23/2010

KRISTIAN FARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY