THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27815-06-2008** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $737,765.00. Affiant Subscribed and sworn to before me this 27th day of June, 2008. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

WARRANTY DEED

Address New Owner: Randy Woodward 123 Dunham Springs Lane Nashville, TN 37205	**Send Tax Bills To:** Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map and Parcel No.: 116010A012.00CO

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, **Robert P. Debastiani and wife, Katherine A. Johnson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Randy Woodward, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 123 Dunham Springs Lane, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of June, 2008.

Robert P. Debastiani

Katherine A. Johnson

Davidson County DEEDWARR
Recvd: 07/02/08 13:51 2 pg:
Fees:13.00 Taxes:2729.73
20080702-0068498

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert P. Debastiani and Katherine A. Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2008.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Dunham Springs Residential PUD as of record in Plat Book 6250, page 936, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Robert P. Debastiani and wife, Katherine A. Johnson by deed dated May 11, 1992 from B.N.B. Properties, Inc. of record in Book 8625, page 648, as corrected in Book 8629, page 232, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Dunham Springs of record in Book 6875, page 530, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Dunham Springs Homeowners Association, Inc. of record in Book 7008, page 977, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Dunham Springs Homeowners Association, Inc. of record in Book 6943, page 559, and Book 8433, page 976, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6830, page 360, Book 4462, page 147, Book 7899, page 680, and Book 7903, page 989, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, page 936, Register's Office for Davidson County, Tennessee.
7. Easement to Nashville Gas of record in Book 7899, page 686, Register's Office for Davidson County, Tennessee.