THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

Property Address: 252 Wallace Road, Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 10/02/08 14:22 2 pgs
Fees:13.00 Taxes:555.00
20081002-0100345

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Angela Moreschi Woods and husband, Anthony Woods**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Stacey*Caldwell,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, *K. lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 248 on the Plan of Hillbrook, Section 4 of record in Plat Book 3842, Page 7, as amended in Plat Book 2974, Page 787, Register's Office for Davidson County, Tennessee, to which reference is hereby made For a more complete description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the Plan of record in Plat Book 3842, Page 7, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantors by virtue of a quit claim deed from Victor Hazelwood, Trustee, dated October 19, 2007, and recorded October 31, 2007, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20071031-0128438.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 30th day of September, 2008.

Angela Moreschi Woods {Seal}

Anthony Woods {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 30th day of September, 2008, before me the undersigned officer, personally appeared Angela Moreschi Woods and Anthony Woods, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SPENCER D. TALLENT NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 1-25-2011

Grantee's Name, Address, Phone:
Stacey Caldwell
252 Wallace Road
Nashville, TN 37211

Map and Parcel No.: 148-01-0-131.00

SEND TAX STATEMENTS TO:

New Owner

State of Tennessee
County of Davidson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

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

Notary Public
My Commission expires: 11·22·10

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY