Davidson County DEEDWARR
Recvd: 10/24/08 14:29 2 pgs
Fees:13.00 Taxes:1010.10

20081024-0106701

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0809133 **Record and Return to:** HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $273,000.00. Affiant Subscribed and sworn to before me this 23rd day of October, 2008. Notary Public My commission expires: 5/23/09

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Jeffrey L. Woods Lyda G. Phillips 1515 Russell Street Nashville, TN 37206	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	083-13-0-383.00

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bonnie LaFleur**, unmarried, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Jeffrey L. Woods** and wife, **Lyda G. Phillips**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Lindsley Home Place, as shown on plat of record in Plat Book 2, Page 92, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Bonnie LaFleur, unmarried, by Deed of record in Instrument No. 20040203-0012901, recorded 2/3/2004, Register's Office for Davidson County, TN.

This conveyance is made subject to:

1. All matters shown on Plat recorded in Book 2, page 92, Register's Office of Davidson County, Tennessee.

This is improved property known as: 1515 Russell Street, Nashville, TN 37206

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTOR COVENANTS** that she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds herself and her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 23rd day of October, 2008.

Bonnie LaFleur, by her Attorney-in-fact, Tim King

Bonnie LaFleur, by her
Attorney-in-fact, Tim King

STATE OF TENNESSEE

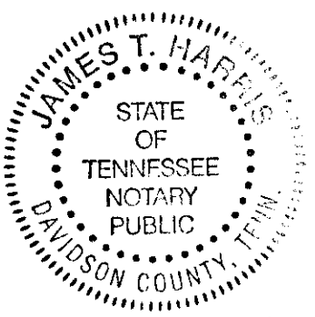
COUNTY OF DAVIDSON

On this 23rd day of October, 2008, before me personally appeared Tim King, to me known to be the person who executed the foregoing instrument in behalf of Bonnie LaFleur, as her attorney-in-fact and acknowledged that he executed the same as the free act and deed of Bonnie LaFleur.

Witness my hand and official seal, at office, this 23rd day of October, 2008.

Notary Public

My commission expires:



My Commission Expires MAY 23, 20[illegible]