THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28213-12-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $227,500.00. Emily Chu Affiant Subscribed and sworn to before me this 22nd day of December, 2008. Christina M. Read Notary Public My Commission Expires: CHRISTINA M. READ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

WARRANTY DEED

Address New Owner: Lane A. Douglass 1071 Woodbury Falls Drive Nashville, TN 37221	**Send Tax Bills To:** HomeFirst Mortgage LLC 3003 Lakeland Cove, Ste A Jackson, MS 39232	**Tax Information:** Map and Parcel No.: 128120C081.00CO

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, **Jessica R. Hahn**,* ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lane A. Douglass** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is improved property located at 1071 Woodbury Falls Drive, Nashville, TN 37221

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.

Davidson County DEEDWARR
Recvd: 12/30/08 14:32 3 pgs
Fees:18.00 Taxes:841.75
20081230-0123574

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of December, 2008.

Jessica R. Hahn

DIANA H. PATTERSON
Warrick County
My Commission Expires
October 13, 2009

STATE OF Indiana, COUNTY OF Vanderburgh SS.:

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

Witness my hand, at office, this 22nd day of December, 2008.

Notary Public

My Commission Expires:

10-13-2009

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1071, together with the appurtenant interest in the common elements of Woodbury Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument # 20060310-0028278, amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "E" to the aforementioned Declaration.

Being the same property conveyed to Jessica R. Hahn an unmarried individual by deed dated August 31, 2007 from Marquis Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070904-0105986 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Woodbury Townhomes Phase I, of record in Instrument No. 20060310-0028278, amended in Instrument No. 20080201-0010772, 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. Charter of Incorporation of Woodbury Townhomes Homeowner's Association, Inc. of record in Instrument No. 20060309-0027744, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Boundary Plan of record as Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Instrument No. 20050118-0005578, Register's Office for Davidson County, Tennessee.
6. Easement agreement recorded in Book 5074, page 945, Register's Office for Davidson County, Tennessee.