Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Michael J. Mills
Affiant

Subscribed and sworn to before me, this 23rd day of February, 2009.

Notary Public
My commission expires: 3-7-2011

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

06-0901-73378

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James Cory Russell	Guaranty Trust Mtg	86-14-0-A-228.00
228 Thistle Lane	316 Robert Rose Dr	
Hermitage TN 37076	Murfreesboro, TN 37133	86-14 0 A 228.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carl M. Wood, Jr. and Martha Jane Wood, devisees under the Last Will and Testament of Teri Jean Wood, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Cory Russell, hereinafter called the Grantees, their successors 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 Lot No. 228, on the Plan of Hermitage Meadows, Stage Three, of record in Book 6250, Page 300, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Teri J. Wood, unmarried by deed from Brenda Rigsby, unmarried, dated January 31, 1994, recorded February 2, 1994, of record in Book 9238, Page 513, Register's Office for Davidson County, Tennessee. The said Teri J. Wood having since died testate and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 08P-1175 devised subject property to Carl M. Wood, Jr. and Martha Jane Wood.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 228 Thistle Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 02/25/09 08:52 2 pgs
Fees:13.00 Taxes:407.00
20090225-0016411

WITNESS my hand this 23rd day of February, 2009.

Carl M. Wood, Jr.

Martha Jane Wood

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carl M. Wood, Jr. and Martha Jane Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 23rd day of February, 2009.

Notary Public

My Commission expires:
1-17-12

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith

My Commission Expires: March 7, 2011