This Instrument Was Prepared By:

Mooreland Title Company, LLC
Hugh W. Entrekin, esq.
315 Deaderick Street
Suite 1710
Nashville, Tennessee 37238

BILL GARRETT, Davidson County
Trans:T20090021760 DEEDWARR
Recvd: 04/02/09 09:29 2 pgs
Fees:13.00 Taxes:2479.00
20090402-0029638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $670,000.00

A. N. Carman
Affiant

Subscribed and sworn to before me,

This **31st** day of **March** ,**2009**.

D.W. McMACKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

MY COMMISSION EXPIRES: SEPTEMBER 25, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
A. N. Carman and wife, P. A. Carman 125 Woodward Hills Place Brentwood, Tennessee 37027	SAME	159-16-12.00 and, 159-16-13.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **James M. Ward and wife, Mary Jane Bolling Ward,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **A. N. Carman and wife, P. A. Carman** hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 12 and 13 on the Revised Final Plat of Woodward Hills, of record in Book 9700, page 900; and as amended of record in Book 11766, page 32, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to James M. Ward and wife, Mary Jane Bolling Ward by Warranty Deed from J. T. Ward and wife, Mary Muncie Ward of record in Book 4537, page 990, Register's Office for Davidson County, Tennessee.

NOTE: Said Lot Nos. 12 and 13 are one in the same contiguous lots described as Lot Nos. 13 and 14 in the Special Warranty Deed of record in Book 10976, page 481, Register's Office for Davidson County, Tennessee.

This property, consisting of both lots 12 and 13, is known as: 125 Woodward Hills Place
Brentwood, TN 37027
Davidson County, Tennessee

This property is made subject to the following:

1. 2009 County Taxes a lien, not yet due and payable are being prorated and assumed by Grantees.

2. Subject to all matters on Plat Plan of record in Book9700, Page 900, and as amended in Book 11766, page 32, Register's Office for Davidson County, Tennessee.

3. Subject to Declaration of Covenants, Conditions and Restrictions for Woodward Hills of record in Book 11643, page 319; and as amended in Book 11766, page 34; and as further amended in Instrument No.20000621-0061752, Register's Office for Davidson County, Tennessee.

4. Subject to By-Laws and Charter for the Woodward Hills Homeowner's Association of record in Instrument No.20000502-0043931, Register's Office for Davidson County, Tennessee.

5. Subject to Right of Way and Wagon Road Easement contained in Deed of record in Book 433, page 326, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 30th **day of MARCH, 2009.**

By: James M. Ward
JAMES M. WARD

By: Mary Jane Bolling Ward
MARY JANE BOLLING WARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, D.W. McMackin, a Notary Public in and for said County and State, the within named James M. Ward and wife, Mary Jane Bolling Ward, the bargainors, 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 and official seal at Nashville, Tennessee, on this 30th day of MARCH, 2009.

D.W. McMackin
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

D.W. McMackin
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES:
SEPTEMBER 25, 2010