BILL GARRETT, Davidson County
Trans:T20090052889 DEEDWARR
Recvd: 08/04/09 15:23 2 pgs
Fees:13.00 Taxes:579.05
20090804-0073108

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $156,500.00

Affiant

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 31st day of July, 2009.

Notary Public
My commission expires: My Commission Expires 01/09/2012

02-0906-46579

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard Stone	Greentree Mortgage Co.	083-07-0-110.00
709 Powers Avenue	10000 Lincoln Drive West Ste 5	
Nashville TN 37206	Marlton, NJ 08053	

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, Lezlie Fry f/k/a Lezlie V. Cheek, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard Stone, unmarried and, Erin Woodruff, unmarried, and Robert Woodruff, married, as tenants in common, 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. 9, Block "A", on the Plan of Tillman Subdivision, Part 1, of record in Book 1130, Page 29, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lezlie V. Cheek by deed from Ann Claudette Jones, unmarried, dated November 28, 2005, recorded December 6, 2005, of record in Instrument No. 20051206-0146845, Register's Office for Davidson County, Tennessee.

Grantor warrants that the subject property is not her primary residence, nor the primary residence of her spouse.

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 709 Powers Avenue, Nashville, TN 37206

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.

WITNESS my hand this 28th day of July, 2009.

Lezlie Fry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lezlie Fry, 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 Brentwood, TN, this 28th day of July, 2009.

State of Tennessee at Large

My Commission expires
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON