WARRANTY DEED

B-SKOW-10-5628

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK E. WOODS	SUNTRUST MORTGAGE, INC.	
5628 MEADOWCREST LN	(NAME) 401 COMMERCE ST., SUITE 6100	
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS) NASHVILLE, TN 37219	10303000900
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TERESA F. HEFNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK E. WOODS , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 138 ON THE PLAN OF SECTION THREE, RICHLAND MEADOWS, OF RECORD IN PLAT BOOK 2083, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WADE E. HEFNER, JR. AND WIFE, TERESA F. HEFNER BY DEED FROM BILLY THORNTON AND WIFE, JOYCE M. THORNTON OF RECORD IN BOOK 8479, PAGE 700 ON 11/04/1991 AND FILED FOR RECORD ON 11/05/1991, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

BEING THE SAME PROPERTY CONVEYED TO TERESA F. HEFNER BY DEED FROM WADE E. HEFNER, JR. OF RECORD IN BOOK 9408, PAGE 228 ON 06/27/1994 AND FILED FOR RECORD ON 07/15/1994, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 2083, PAGE 100; COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 2152, PAGE 121, AND BOOK 2195, PAGE 256; EASEMENT AS SHOWN OF RECORD IN INSTRUMENT 200609130113150, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

TERESA F. HEFNER IS NOW MARRIED AND KNOWN AS TERESA F. ANDERSON. HER HUSBAND, JOHN WILLIAMS ANDERSON, JR., JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL HIS MARITAL INTEREST IN AND TO SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 5628 MEADOWCREST LN, NASHVILLE, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100007667 DEEDWARR
Recvd: 02/08/10 11:16 2 pgs
Fees:13.00 Taxes:554.63
20100208-0009796

Witness my/our hand(s) this 3rd day of February, 2010.

TERESA F. HEFNER n/k/a TERESA F. ANDERSON

JOHN WILLIAMS ANDERSON, JR.

STATE OF Tennessee
COUNTY OF DAVIDSON

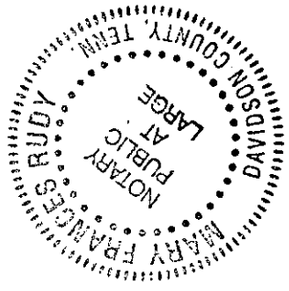
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA F. HEFNER n/k/a TERESA F. ANDERSON & JOHN WILLIAMS ANDERSON, JR. , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of February, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903