BILL GARRETT, Davidson County
Trans:T20100012456 DEEDWARR
Recvd: 03/03/10 09:26 2 pgs
Fees:13.00 Taxes:314.50
20100303-0016133

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Milton Hardy Woods
206 Emmitt Avenue
Madison, TN 37115

MORTGAGEE
Magna Bank
1187 Old Hickory Blvd, Ste. 100
Brentwood, TN 37027

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 051-08-0
PARCEL 059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Richard W. Lanius and wife, Sheela Nan Lanius,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Milton Hardy Woods, an unmarried man,** hereinafter called the Grantees, their heirs 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. 8 of Block "I" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County.

Said Lot No. 8 of Block "I" fronts 60 feet on the southerly side of Emmett Avenue and runs back between parallel lines 200 feet, more or less, to a dead line.

Being the same property conveyed to Richard W. Lanius and wife, Sheela Nan Lanius by deed from Katie S. McMahon, a widow, dated May 11, 1998 and filed of record in Book 10834, Page 218, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Right of Way Easement of record in Book 4144, Page 700; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 843, Page 7, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **206 Emmitt Avenue Madison, TN 37115.**

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 and assigns, forever; and we do covenant with the said Grantees 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 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 our hands this 25th day of February, 2010.

Richard W. Lanius

Sheela Nan Lanius

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard W. Lanius and wife, Sheela Nan Lanius, the bargainor(s) 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 25th day of February, 2010.

NOTARY PUBLIC

My Commission Expires: 1-26-2014

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of February, 2010.

NOTARY PUBLIC

My Commission Expires: 1-26-2014

TINA D. BROWN
NOTARY PUBLIC AT LARGE
WILSON COUNTY TENNESSEE