BILL GARRETT, Davidson County
Trans:T20100017168 DEEDWARR
Recvd: 03/24/10 10:52 2 pgs
Fees:13.00 Taxes:499.50
20100324-0021984

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Woodard and son, and Joseph Woodard, as joint tenants with right of survivorship	Dover Mortgage Company (NAME)	MAP 050-13-0
3193 Gwynnwood Drive (ADDRESS)	711 East Morehead Street (ADDRESS)	PARCEL 19.00
Nashville, TN 3 7207 (CITY) (STATE) (ZIP)	Charlotte, NA 28236 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lee Cunningham, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patricia Woodard and son, and Joseph Woodard, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

EXHIBIT 'A'

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, FURTHER DESCRIBED AS FOLLOWS, TO-WIT:

BEING PART OF LOT 2 AS SHOWN ON THE PLAN OF GOLDEN VALLEY ESTATES, SECTION 1, OF RECORD IN BOOK 4175, PAGE 212, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR AND COMPLETE DESCRIPTION, EXCEPT FOR SAID PART OF LOT NO. 2 WHICH IS DESCRIBED AS FOLLOWS:

SAID PART OF LOT NO. 2 FRONTS 50 FEET ON THE EASTERLY MARGIN OF GWYNWOOD DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 103.0 FEET ALONG THE NORTHERLY MARGIN OF LOT NO. 3 AND THE SOUTHERLY MARGIN OF BRILEY PARKWAY, TO A LINE IN THE REAR, A PORTION OF THE WESTERLY LINE OF LOT NO. 4, MEASURING 50.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LEE CUNNINGHAM, BY QUITCLAIM DEED FROM IDELLA PATTON, OF RECORD IN INSTRUMENT NO. 20080320-0028407, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT MARITAL PROPERTY.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3193 Gwynnwood Drive, Nashville, TN 37207
(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 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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 22nd day of March, 2010.

Lee Cunningham

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee Cunningham, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of March, 2010.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072