BILL GARRETT, Davidson County
Trans:T20100027916 DEEDWARR
Recvd: 05/10/10 14:35 3 pgs
Fees:18.00 Taxes:925.00
20100510-0035768

This Instrument Prepared By
Murfree & Murfree, PLLC, Attorneys
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130
No Title Exam Requested or Performed

Name and Address of New Owner:

Neil D. Woodward
2312 Knowles Ave
Nashville, TN 37204

Send Tax Bills To:

Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Tax Map:105-14-0-C, Parcel 059CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, **VIRGINIA P. DEJEAN formerly known as VIRGINIA P. MURFREE**, have this day bargained and sold and does hereby transfer and convey unto **NEIL D. WOODWARD, an unmarried man**, his heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No 2312 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of the Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in* Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Virginia P. Murfree, an unmarried woman, by deed of record in Instrument No. 20070827-0102062, in the Register's Office of Davidson County, Tennessee, with Scrivener's Affidavit correcting Unit Number of record in Instrument No. 20080208-0012995. This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

The undersigned, Grant DeJean, hereby joins in the execution of this instrument for the purposes of and does hereby convey to the grantee all of his right, title , claim and interest in and to the above-described real estate, including any and all his marital rights.

TO HAVE AND TO HOLD said real estate, together with all of the

* INSTRUMENT NO. 20070525-0062832

appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same and that the same is unencumbered, except the 2010 property taxes, which have been prorated between the parties.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS on this the 29 day of April, 2010.

Virginia P. DeJean

Virginia P. DeJean

Grant DeJean

Grant DeJean

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Virginia P. DeJean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument (DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 29th day of April, 2010.

Danielle Marie Crane

Notary Public

My commission expires: 5/18/13

Danielle Marie Crane
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Grant DeJean, 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 (DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 29th day of April, 2010.

Danielle Marie Crane

Notary Public

My commission expires: 5/18/13

Danielle Marie Crane
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 29th day of APRIL, 2010.

Notary Public
My commission expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.