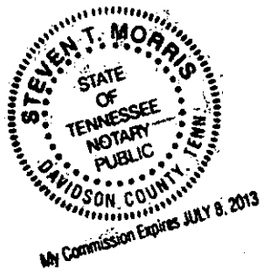
BILL GARRETT, Davidson County
Trans:T20100068826 DEEDWARR
Recvd: 10/29/10 14:59 2 pgs
Fees:13.00 Taxes:407.00
20101029-0086924

Warranty Deed



STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Lauren Coats
Affiant

Subscribed and sworn to before me, this the 28 th day of October, 2010.

Notary Public

My commission expires: JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Marian Pickney	F&M Bank	Map: 052-13-0
2169 Wooddale Lane	50 Franklin Street	Parcel: 074.00
Nashville, TN 37214	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEE SOUTH, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIAN PICKNEY, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 15 on the Plan of Wooddale Grove Annex Subdivision of Part of J.H. Gothards Lands of record in Plat Book 547, Page 109 and 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lee South, unmarried by deed from Birchcrest Properties I, LLC of record as Instrument No. 20070828-0102903, in the Register's Office for Davidson County, Tennessee, dated August 22, 2007.

This is improved property known as 2169 Wooddale Lane, Nashville, TN, 37214.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2169 Wooddale Lane, Nashville, TN 37214.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of October, 2010.

Lee South

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lee South, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of October, 2010.

Notary Public

My Commission Expires: 5/14/2011

TAMARA L. TOURNEAR
MY COMMISSION # DD 668331
EXPIRES: May 14, 2011
Bonded Thru Notary Public Underwriters