THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110017916 DEEDWARR
Recvd: 03/28/11 12:57 2 pgs
Fees:13.00 Taxes:1221.00
20110328-0023674

SHANNON PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***330,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of March, 2011.

Notary Public

My Commission Expires: 7-5-11

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Matthew T. Woods 2501 Westwood Avenue Nashville, Tennessee 37212	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, Alabama 35244	MAP 104-15-0 PARCEL 389.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Thousand and 00/100 Dollars ($***330,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Steven N. Backer, married, and I, Steven N. Backer, Trustee of the JJSB Family Employee Profit Sharing Trust, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Matthew T. Woods, unmarried, and Amanda Joy Moore, unmarried, as tenants in common with right of survivorship, (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:

BEING the east 57.0 feet of Lot No. 58 on the Plan of Belair of record in Book 332, page 6, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 58 fronts 57.0 feet on the south side of Westwood Avenue and runs back between parallel lines along the west margin of 25th Avenue, South, 192.0 feet to a dead line.

BEING the same property conveyed to Steven N. Backer a 20.17% undivided interest and the JJSB Family Employee Profit Sharing Trust a 79.83% undivided interest, to be held as tenants in common, by Quitclaim Deed dated February 4, 2009, from Mitchell A. Watts, Trustee, of record as Instrument No. 20090211-0011861 in the Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the personal residence of the Grantor or his spouse.

This is improved property known as 2501 Westwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Belair of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs, successors 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.

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

25th IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the day of March, 2011.

Steven N. Backer

By: Mitchell A. Watts
Attorney in Fact

Steven N. Backer, Trustee of the JJSB Family Employee Profit Trust

By: Mitchell A. Watts
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Steven N. Backer and Steven N. Backer as Trustee and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Steven N. Backer and as the free act and deed of Steven N. Backer as Trustee.

WITNESS my hand and official seal this 25th day of March, 2011.

Notary Public

My Commission Expires: 7-5-11

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011