THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 06/30/11 10:51 3 pgs
Fees:18.00 Taxes:1813.00
20110630-0050086

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/9/14

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vaughn H. Woods	Fifth Third Mortgage Company	MAP 154
8644 Poplar Creek Road	5001 Kingsley Drive	PARCEL 124
Nashville, TN 37221	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Timothy B. Fouts and wife, Madeline Y. Fouts,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vaughn H. Woods and wife, Donna B. Woods,** 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 described as follows: Beginning at an iron pin at a planted stone at the southeast corner of Don Heath's property in Thomas H. Peeble's line; thence with said Peeble's line south 0 degrees 38 minutes 57 seconds west 595.70 feet to an iron pin; thence with the common line of Tract 7 of the Goodall Bailey Division, north 82 degrees 2 minutes 12 seconds west 632.98 feet to an iron pin on the east margin of a 50-foot easement; thence north 53 degrees 1 minute 38 seconds west 25.0 feet to a point in the center of said easement; thence with the center of the easement with a curve to the right having the following characteristics: delta = 59 degrees 17 minutes 19 seconds; radius = 50.86 feet; length = 52.63 feet; chord = south 66 degrees 37 minutes 1 second west 50.31 feet; thence with a curve to the left whose delta = 12 degrees 13 minutes 8 seconds; radius = 458.19 feet; length = 97.71 feet; chord = north 89 degrees 50 minutes 53 seconds west 97.53 feet; thence leaving said easement and with the common line of Tract 9, north 0 degrees 28 minutes 44 seconds east - passing an iron pin at 25.15 feet - in all 526.67 feet to an iron pin in said Don Heath's line; thence south 88 degrees 59 minutes 17 seconds east 793.03 feet to the point of beginning; containing 10.002 acres, more or less, and being Tract 8 of the Goodall Bailey Division, according to a survey of Randolph L. Chapdelaine dated May 29, 1985.

Being the same property conveyed to Timothy B. Fouts and wife, Madeline Y. Fouts by deed recorded as instrument 20050613-0067105, said Register's Office.

This conveyance is made together with all right, title and interest in the non-exclusive permanent easement which shall run with the property conveyed herein, for ingress and egress over the existing 50-foot-wide right-of-way, from the southeast corner of the described property to Poplar Creek Road, as set out in Book 6617, page 461, said Registers Office, along with an Agreement to Maintain Private Road as set out in Book 7392, page 432, said Register's Office.

The conveyance of the right, title and interest in the non-exclusive permanent right-of-way is subject to the use of the said right-of-way by other parties, and the rights retained by the Grantors of said easement, their heirs, executors, administrators, personal representatives, assigns, successors and permitees, to use the right-of-way described for ingress and egress over the said right-of-way to any and app parties; to dedicate the said right-of-way as a public way; and to widen the said right-of-way as may be necessary to meet the specifications for such a dedication; the original Grantors have no duty to maintain the said right-of-way.

This conveyance is made subject the following permanent restrictions which run with the land and which restrictions were recorded in Book 6617, page 461: No house trailer shall be placed on the property. No residence constructed on the property shall contain less than 1,700 square feet of floor space. The tract shall not be subdivided. Neither Grantees nor their successors or assigns shall carry on or permit to be carried on any commercial cutting of timber on the property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2011, which have been prorated and assumed by Grantee; (2) Restrictions of record in Book 6617, page 461; (3) All easements of record including access easement referenced above; (4) All visible easements; (5) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8644 Poplar Creek Road, Nashville, TN 37221.**

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 the 30th day of June, 2011.

Timothy B. Fouts

Madeline Y. Fouts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy B. Fouts** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of June, 2011.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission expires: 1-9-12

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Madeline Y. Fouts** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of June, 2011.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission expires: 1-9-12

Notary Public

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state Brooke Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Notary Public

