THIS INSTRUMENT WAS PREPARED BY

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

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110048080 DEEDWARR
Recvd: 08/05/11 13:50 2 pgs
Fees:13.00 Taxes:318.20

20110805-0060511

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fabiola Edwards	**MAGNA BANK**	MAP 162-06
221 Sterry Court	**6525 QUAIL HOLLOW RD., # 300**	PARCEL 91
Antioch, TN 37013	**MEMPHIS, TN 38120**	
(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, **James M. Woods and wife, Patricia A. Woods,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fabiola Edwards** 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 Lot number 21 on the Plan of Fair Oaks Subdivision, as of record In Book 4175, pages 42 and 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to James M. Woods and wife, Patricia A. Woods by deed recorded in Book 4478, page 439, said Register's Office.

This conveyance is made together with the following described tract:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the southerly right-of-way of Sterry Court, said point being in the northwesterly corner of Lot 21 of Fair Oaks Subdivision as of record in Book 4175, page 42, said Register's Office, at a corner common with the northwesterly corner of Lot 20 of said subdivision (now or formerly owned by Harold G. Briggs et ux, as of record in Book 8228,page 486, said Register's Office);

Thence, leaving the said Sterry County right-of-way with the line between Lots 20 and 21, south 39 degrees 03 minutes 02 seconds west 118.42 feet to a point, said point being the rear common corner of said Lots 20 and 21; thence, severing and crossing Lot 20, north 33 degrees 16 minutes 37 seconds east 119.26 feet to a point in the southerly right-of-way of Sterry Court; thence, with the southerly right-of-way of Sterry Court with a curve to the left having an arc distance of 12.00 feet, said curve having a radius of 450.86 feet, a chord direction of south 49 degrees 49 minutes 51 seconds east and a chord length of 12.00 feet, to the point of beginning,

Being the same property vested in James Woods and Patricia Woods by Order of Judgement recorded as instrument 20100608-0044525, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **221 Sterry Court, Antioch, TN 37013.**

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 29th day of July, 2011.

James M. Woods

Patricia A. Woods

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 **James M. Woods** 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 they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2011.

My Commission expires: 1-9-12

Notary Public

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

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 **Patricia A. Woods** 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 29th day of July, 2011.

My Commission expires: 1-9-12

Notary Public

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