Instrument prepared by;
L.A.Newman & Co., Inc.
17th Floor L&C Tower
Nashville, Tennessee 37219

BOOK 4178 PAGE 3

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freeman A. Woodard, etux (NAME)	L. A. Newman & Company, Inc. (NAME)	Map 105-11
2160 Byrum Avenue (STREET ADDRESS OR ROUTE NUMBER)	17th Floor L&C Tower (STREET ADDRESS)	Par. 229
Nashville, Tennessee 37203 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS*

And other good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, we, A. J. Rist and wife, Annie Laura Rist,

have bargained and sold, and by these presents do transfer and convey unto the said Freeman A. Woodard and wife, Hattie West Woodard, 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 the southerly 39 feet of lot No. 55 and the northerly 16 feet of lot No. 56 on the map of Aldrich Brothers and Myers' Subdivision, as of record in book 161, page 44, Register's Office for said County.

Said parts of lots No. 55 and 56 front together 55 feet on the easterly side of Byrum Street and run back between lines 190 feet, more or less, on the northerly line and 185 feet, more or less, on the southerly line to an alley in the rear on which they measure 55 feet.

Being the same real property conveyed to A. J. Rist and wife, Annie Laura Rist by deed from A. H. Gramme and wife, of record in book 1055, page 337, said Register's Office.

This instrument subject to easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant from A. J. Rist and wife, of record in book 4058, page 842, Register's Office for Davidson County, Tennessee, a plan of which is shown on page 844.

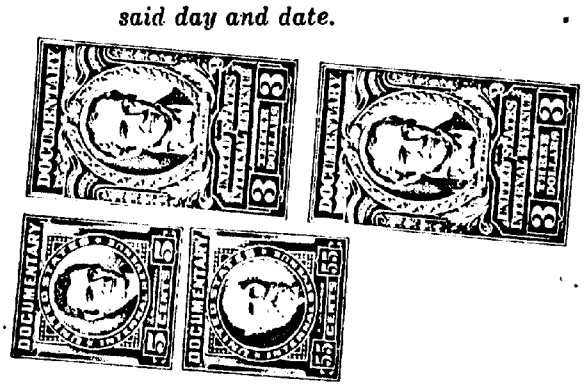
unimproved ( )
This is improved (X) property, known as 2160 Byrum Avenue, Nashville, Tennessee 37203
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Freeman A. Woodard and wife, Hattie West Woodard, their *heirs and assigns, forever.*

And we *do covenant with the said* Freeman A. Woodard and wife, Hattie West Woodard *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.* except for 1967 taxes which have been prorated and assumed by grantees.

And we, A. J. Rist and wife, Annie Laura Rist *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Freeman A. Woodard and wife, Hattie West Woodard, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 2nd *day of* October, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



A. J. Rist

Annie Laura Rist

Annie Laura Rist

Ok as to form. Richard B. Polk, attorney

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marie H. Patterson, a Notary Public in and for said County and State, A. J. Rist and wife, Annie Laura Rist

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October, 19 67.

Marie H. Patterson Notary Public

Commission expires My Commission Expires Aug. 7, 1968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM

A.J. Rist and wife, Annie Laura Rist

TO

FReeman A. Woodard and wife,

Hattie West Woodard

Mail Rec'd.

91032

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 5 2 54 PM '67

NOTE BOOK 117 PAGE 445

RECORDING FEE $ 3.00

DEP. REG. 25

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

L. A. NEWMAN & CO.
REAL ESTATE-LOANS-INSURANCE
AL6-0488 NASHV. TENN.

STATE TAX $ 2.75
PROBATE .50
TOTAL $ 3.25

OCT 5 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID OCT 5 - 1967