BOOK 4483 PAGE 854

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 71

Notary Public

MY COMMISSION EXPIRES: October 28, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Paul G. Blankenship, Atty. 3311 Gallatin Road Nashville, Tennessee 37216

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Woodard Et Ux (NAME)	John H. Woodard Et Ux (NAME)	Map 72-13
1300 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	1300 Gallatin Road (STREET ADDRESS)	Parcel 382
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	

FOR AND IN 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, I, Leona Wilson Hawkins, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Woodard and wife, Thelma F. Woodard

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 the westerly part of Lot No. 23 on the map of Trevecca Subdivision of Renraw, as of record in Book 421, Pages 72 and 73, Register's Office for said County, described as follows:

Beginning on the northerly margin of Douglass Avenue at a point 110 feet westerly from the westerly margin of the Gallatin Road, being R. H. Wright's southwest corner; thence with the northerly margin of said avenue, westerly 68 feet 10 inches to the southwest corner of said lot No. 23 on the easterly margin of an alley; thence with the easterly margin of said alley, northerly 100 feet to the corner of lots Nos. 22 and 23 on said plan; thence easterly with the line between said two lots, 60 feet to said Wright's northwest corner; thence with his westerly line, southerly 79 1/2 feet, more or less, to the beginning.

Being the same real property conveyed to Leona Wilson Hawkins, by installment deed from S. W. Strickland, Jr. and wife, June Rachel Strickland, dated May 1, 1953 as of record in Book 2145, Page 545 Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 1023 West Douglass Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 1st day of March, 19 71

x Leona Wilson Hawkins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Leona Wilson Hawkins, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of March 19 71

Commission expires October 28, 1972

Paul G. Blankenship
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
LEONA WILSON HAWKINS
a widow

TO
JOHN H. WOODARD and wife,
THELMA F. WOODARD

R 0 6 5 9 9

IDENTIF. REFERENCE

MAR 4 12 13 PM '71

FEL A Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-4[illegible]	CONV	10,900.00				
MAR-4[illegible]	S'TAX		A*	28.34		
MAR-4[illegible]	PH'FEE		A*	.50		
MAR-4[illegible]	W'DEED		A*	3.00	*	31.84