FORM NO. WD-1

BOOK 4508 PAGE 97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,135.09

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF March 19 71.

Notary Public

MY COMMISSION EXPIRES: Jan 5 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Nashville
Thomas O. H. Smith, Jr., Attorney, 22nd Flr. L & C Tower, 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall R. Woodard (NAME)	Kimbrough-Cavanaugh (NAME)	GO 05186
100 Monticello Avenue (STREET ADDRESS OR ROUTE NUMBER)	444 James Robertson Parkway (STREET ADDRESS)	Map 34-9
Goodlettsville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 141

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, Walton Gene Wallace and wife, Margie M. Wallace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall R. 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:

Being Lot No. 5 on the Plan of Gateway, Section 2, of record in Book 3300, page 81, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Monticello Avenue, being the common corner of Lots 5 and 6, thence northwardly 103.78 feet to a concrete monument, thence along a curve in a northeastwardly direction 37.83 feet to a concrete monument, thence eastwardly 75.38 feet to a point, being a common corner of Lots 4 and 5, thence southwardly 134.0 feet to a monument, thence westwardly 104.0 feet to the point of beginning.

Being the same property conveyed to Walton Gene Wallace by deed from Ellis Everett Pinkerman and wife, dated November 6, 1970, and recorded in Book 4458, page 237, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of Randall R. Woodard to assume the unpaid balance of a note secured by deed of trust to Kimbrough-Cavanaugh and Associates of record in Book 4359, page 689, said Register's Office, and further that the escrow account held in connection with this property is hereby transferred to Randall R. Woodard.

This is unimproved ( ) improved (X) property, known as 100 Monticello Avenue, Goodlettsville, Tennessee
(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 our hand s this 13th day of March, 19 71

Walton Gene Wallace

Margie M. Wallace

STATE OF TENNESSEE
Davidson County

BOOK 4508 PAGE 98

Personally appeared before me, Lorraine St Clair, a Notary Public in and for said County and State, the within named Walton Gene Wallace and wife, Margie M. Wallace

the bargainor s, 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 1st day of March 19 71

Commission expires 21st Apr. 1973

Lorraine St Clair
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Lorraine St Clair, 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 Clarksville Tenn on this the 13 day of March, 19 71

My commission expires 21st Apr. 1973

Lorraine St Clair
Notary Public

WARRANTY DEED

FROM
Walton Gene Wallace and wife,

Margie M. Wallace

TO
Randall R. Woodard

B 17589

IDENTIF. REFERENCE

JUN 4 2 24 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-71	CONV	15,135.00			
JUN-71	S'TAX		A*	39.26	
JUN-71	PR'FEE		A*	.50	
JUN-71	W'DEED		A*	3.00	* 42.76

Mail to:
Thos. O.H. Smith Sr.
2200 First Tenn