This instrument was prepared by Clark H. Tidwell, Attorney at Law, L & C Tower, 22nd Floor Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall Russell Woodard, et ux (NAME)	Kimbrough-Kavanaugh & Assoc. (NAME)	Map 34-9
100 Monticello Ave, (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Parcel 142
Goodlettsville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	BOOK 1562 PAGE 674

FOR AND IN CONSIDERATION of the sum of ----Two Thousand One Hundred ($2,100.00)----- *Dollars,*

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the assumption of the unpaid balance of a mortgage held by Kimbrough-Kavanaugh & Associates in Nashville, Tennessee and secured by a Deed of Trust which the grantees have agreed to assume the same being of record in Book 4352, page 816, R.O.D.C.

we, John F. Garton and wife, Pauline F. Garton
have this day bargained and sold, and do hereby transfer and convey unto the said
Randall Russell Woodard and wife Ellen Broyler Woodard
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 6 on the Plan of Gateway, Section 2, of record in Book 3300, page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 140.0 feet on the easterly side of Monticello Avenue and extends back 104.0 feet on the northerly line and 98.0 feet on the southerly line to a broken line in the rear measuring 152.8 feet thereon.

Being the same property conveyed to John F. Garton, et ux by deed from Albert L. Brewer, unmarried, of record in Book 4453, page 543, Register's Office for Davidson County, Tennessee.

DEC20F CONV 15,000.00
DEC20F STAX A* 39.00
DEC20F PBFEE A* .50
DEC20F WDEED A* 4.00 * 43.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,000.00

Subscribed and sworn to before me, this the 14th day of December, 1971

Affiant Randall R. Woodard

My commission expires: 2-12-75 (Affix Seal)

Notary Public Clark H Tidwell

This is unimproved ( ) improved (X) property, known as 102 Monticello Avenue, Goodlettsville, Tenn. 37072 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Randall Russell Woodard and wife Ellen Broyler Woodard
their *(successors),*
heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* Except for the above described Deed of Trust.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Randall Russell Woodard and wife, Ellen Broyler Woodard
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 14th *day of* December, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x John F. Garton

x Pauline F. Garton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, undersigned, *a Notary Public in and for said County and State,* John F. Garton and wife Pauline F. Garton, *the within named 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* 14th *day of* December, *19*71.

Clark H Tidwell *Notary Public*

Commission expires 2-12-75

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 .....

B 4 2 0 2 7

IDENTIF. REFERENCE

DEC 20 12 04 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

John F. Garton, et ux

TO

Randall Russell Woodard, et ux

Mail:

Clark Tidwell
Atty at Law
22nd Fl
Life Tower

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE