500.

This Instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

WARRANTY DEED

BOOK 4636 PAGE 189

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERNEST T. WOODARD	same	26-55
(NAME) 901 West Main Street	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Hendersonville, Tn	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/00 *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged.

WE, JOHN T. HARGIS AND WIFE, MARGARET C.HARGIS *have bargained and sold, and by these presents do transfer and convey unto the said* ERNEST T. WOODARD AND CHARLES C. 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 the 11th Civil District of Davidson County, Tennessee, being a part of the tract on which the "residence" is located on the map showing a subdivision of the west part of the Butts Farm, of record in Book 547, page 147, Register's Office for said County, and described according to a copy of a survey made by Wm. Collier Parrish Associates, Civil Engineers, as follows: BEGINNING at an iron stake in the northerly margin of Gallatin Pike, or U.S.Highway 31-E same being the southeasterly corner of a 2.03 acre tract of land conveyed to Francis J. Ahern and wife, by deed from Sallie V. Butts, a widow, of record in Book 3900, page 301, Register's Office for Davidson County, Tennessee; thence leaving said margin North 31 deg. 59' W. 479.54 feet to an iron stake; thence south 65 deg. 44' West 139.80 feet to an iron stake; thence north 21 deg. 51' west 340.40 feet, more or less, to an iron stake; thence north 70 deg. 28' east 510 feet to an iron stake; thence south 21 deg. 01' east 792 feet to an iron stake in the northerly margin of said Gallatin Pike; thence with said margin westwardly 289.8 feet to the beginning, containing 7.49 acres, more or less.

BEING the same property conveyed to John T. Hargis and wife, Margaret C. Hargis by deed from Earl E. Scruggs and wife, Louise Scruggs, of record in Deed Book 4263, page 278, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 2340 N. Gallatin Road, Madison, Tenn. (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 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.*

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.*

Witness our hands *this* day of August, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

TAX $ 299.00
REGISTER'S FEE .50
RECORDING FEE 4.00
TOTAL PAID $ 303.50
RECEIPT NO 41004
RECEIVED BY
DATE 8/26/72

John T. Hargis
(JOHN T. HARGIS)
Margaret C. Hargis
(MARGARET C. HARGIS)

STATE OF TENNESSEE SUMNER COUNTY

RECD AUG 26 1972 10:00 REC. IN Book BOOK 327 PAGE 504
J. B. RIPPY, REGISTER — SUMNER COUNTY, TENN.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } SUMNER

BOOK 4636 PAGE 190

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN T. HARGIS AND WIFE, MARGARET C. HARGIS

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 HENDERSONVILLE Tennessee this 24 day of Aug, 19 72.

J. J. Simpkins
Notary Public

Commission expires DEC. 10, 1973

J. SIMPKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SEP 11 72	CONV	90,000.00			
SEP 11 72	CONV	25,000.00			
SEP 11 72	W'DEED		A★	4.00	★ 4.00

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.....

STATE OF TENNESSEE
COUNTY OF SUMNER

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest therein in said property transferred, whichever is greater is $115,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair voluntary sale.

Charles C. Woodard
AFFIANT

Subscribed and sworn to before me this the 24 day of Aug,

J. J. Simpkins
NOTARY PUBLIC

My Commission Expires:
Dec. 10, 1973

J. SIMPKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

B 75353

IDENTIF. REFERENCE

WARRANTY DEED

FROM
JOHN T. HARGIS, ETUX

TO
ERNEST T. WOODARD AND
CHARLES C. WOODARD

SUMNER COUNTY, TENNESSEE
Filed for record
10:00 o'clock A. M.
AUG 26 1972
Registered
Book 327 Page 500
J. B. RIPPY, Register

Sep 11 9 43 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

mail to:
Jack Shumaker Realty
327 Main
Hendersonville, Tenn.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

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