Buyer: Betty J. Woodard
1025 Jacobs Lane
Madison, Tenn

Jay Bills
Sam

52-9
3/pw

BOOK 4664 PAGE 614

THIS DEED OF CONVEYANCE, executed and delivered by Charles H. Woodard, hereinafter called the grantor, to Betty J. Woodard, hereinafter called the grantee;

WITNESSETH: That, for a valuable consideration fully executed, I, the said grantor, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantee, heirs and assigns, all of my right, title and interest being an estate by the entirety it being my intention to vest in the grantee a fee simple title as provided for in Section 64-110 TCA, in and to a certain tract or parcel of land situate in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Map of Montague Falls, as of record in Book 421, page 166, Register's Office for Davidson County, Tennessee. Said Lot No. 2 fronts 120 feet on the easterly side of Private Drive now Falls Street, and runs back between parallel lines 320 feet to the westerly bank of Cumberland River and being the land conveyed to Charles H. Woodard and wife, Betty J. Woodard by Martha Snell Edwards in a deed of record in Deed Book 4401, page 995 in the office of the Register of Davidson County, Tennessee.

DEC 14 MISC A* 4.00 * 4.00

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said grantee, heirs and assigns, forever. The grantor covenants with the grantee, heirs and assigns: (1) That he is lawfully seized in fee of said interest in said premises; (2) That he has a good and perfect right to make this conveyance; (3) That said premises are unencumbered except by a vendors lien retained in a deed of record in Deed Book 3792, page 371 in the office of the Register of Davidson County, Tennessee and by a lien retained in the deed to Charles H. Woodard and wife, Betty J. Woodard of record in Deed Book 4401, page 995 in the office of the Register of Robertson County, Tennessee, to secure the payment of a note in the original principal sum of $14,198.31 payable to Martha Snell Edwards and Hussey-Horkins Realtors, Inc.; and

This deed was prepared by
George W. Yost, Attorney
Springfield, Tennessee

(4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

Dated at Springfield, Tennessee, this 13th day of November, 1972.

Charles H. Woodard

Charles H. Woodard

STATE OF TENNESSEE,)
)
ROBERTSON COUNTY.)

Personally appeared before me, Dorothy B. Head, a Notary Public in and for said county and state, the within named, Charles H. Woodard, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within deed instrument for the purposes therein contained.

Witness my hand and seal of office, this 13th day of November, 1972, at Springfield, Robertson County, Tennessee.

Dorothy B. Head

Notary Public

My commission expires: January 22, 1975.

STATE OF TENNESSEE,)
)
ROBERTSON COUNTY.)

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

_____
Affiant

Subscribed and sworn to before me this the ____ day of November, 1972.

_____
Register

IDENTIF. REFERENCE

DEC 14 4 05 PM '72

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

B 8 7 8 6 4