This instrument prepared by Thomas M. Black, 223 Madison Street,

Madison, **WARRANTY DEED** Tennessee 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CARLIE G. WOODARD, SR., ET UX	SAME	
(NAME) 305 FANNIN DRIVE	(NAME) BOOK 4680 PAGE 59	18-12
(STREET ADDRESS OR ROUTE NUMBER) GOODLETTSVILLE, TENN.	(STREET ADDRESS)	40
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00) *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

RUBY B. SIMMONS, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said

CARLIE G. WOODARD, ET UX, AZILEE WOODARD, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Mansker Heights, Goodlettsville, Tennessee, as of record in Plat Book 2900, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 150 feet on the westerly side of Fannin Drive and runs back between lines 269.3 feet on the northerly line and 270.75 feet on the southerly line to a dead line in the rear on which it measures 150.0 feet.

Being the same property conveyed to Elvis Simmons and wife, Ruby B. Simmons by deed from Swift, Garrison, Dorris Developers, Incorporated, a Tennessee corporation of record in 3070, page 265, Register's Office for Davidson County, Tennessee; the said Elvis Simmons having since died.

This conveyance is subject to building restrictions of record in Book 2925, page 111; setback lines, easements, etc. of record, all said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 8th day of February, 19 73

My commission expires: 11-12-75 (Affix Seal)

x Carlie G. Woodard, Sr.
Affiant

Notary Public

This is improved ( ) unimproved (X) property, known as 305 Fannin Drive, Goodlettsville, Tennessee
(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

grantees, their

(successors), heirs and assigns forever. I *covenant that* I am *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 as appears of record.

further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 8th *day of* February, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Mrs. Ruby B. Simmons

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4680 PAGE 60

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* RUBY B. SIMMONS, a widow,

the within named 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 Madison, Tennessee
this 8th *day of* February, 19 73.

Herman M. Blair
Notary Public

Commission expires 11-12-75

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 .....

FEB-9[illegible] CONV 24,000.00
FEB-9[illegible] S'TAX A* 62.40
FEB-9[illegible] PR'FEE A* .50
FEB-9[illegible] W'DEED A* 4.00 * 66.90

WARRANTY DEED

FROM
RUBY B. SIMMONS
TO
CARLIE G. WOODARD, ET UX

B 9 4 3 2 5

IDENTIF. REFERENCE

FEB 9 3 19 PM '73

DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS