SD 100
7120

RD 7920
7925
7930
640

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lilla Woods	Same	72-6 60-14
481 Walton Ferry Rd (STREET ADDRESS OR ROUTE NUMBER)	(NAME) (STREET ADDRESS)	211 49-46-47
Hendersonville Tenn 37075 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	245 53 PM

For and in Consideration of the sum of ONE HUNDRED TWENTY THOUSAND AND NO/100 ----------($120,000.00)---------- *DOLLARS* cash in hand paid, receipt of which is hereby acknowledged

GW 4160 93-6-3
55
23W 15610 94-2
23W 1480 196
83-10
25

This Instrument Was Prepared By
Oliver W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

I, William H. Fisher, Executor, pursuant to the will of J. J. Woods, deceased, *have bargained and sold, and by these presents do transfer and convey unto the said* Lilla Woods, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. 1: Land in Davidson County, Tennessee, being Lots Nos. 7, 8 and 9 of Block "C" on the Map of Highland Park, as of record in Plan Book 974, page 33, Register's Office for said County.

Said Lots adjoin and front together 75 feet on the southerly side of Sunset Drive and extend back between parallel lines 150 feet to a dead line.

Being the same property conveyed to J. J. Woods by deed from Louise Haynes Stubbel, of record in Book 2450, page 17, Register's Office for Davidson County, Tennessee. The said J. J. Woods thereafter died testate, devising property including the subject premises under the terms of his will, a certified copy of which is of record in Book 4687, page 48, Register's Office of said County, to Third National Bank in Nashville, Trustee, of Trust Fund A and to Third National Bank in Nashville, Trustee, of Trust Fund B. The foregoing will of J. J. Woods further authorized the Executor to sell the subject premises.

TRACT NO. 2: A tract of land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, dated March 14, 1950, as follows:

Beginning at an iron pin in the easterly margin of Dickerson Pike, at the northwest corner of the property conveyed to T. C. Reeves, Jr. and

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 120,000.00

Subscribed and sworn to before me, this the 4 day of April 1973

William H. Fisher
Affiant

My commission expires: 1-19-1972
(Affix Seal)

Notary Public

and wife, Vivian S. Reeves, by deed from Lucille Smith, of record in Book 1511, page 173, Register's Office for said County; thence with said Reeves' north line, south 83° 15' east 329.6 feet to Reeves' northeast corner; thence north 7° east 45 feet, more or less, to the northwest corner of Bomar and Lewis' 1-acre tract conveyed to them by Lucille Smith, of record in Book 1538, page 23, Register's Office of said County; thence with their north line, south 79° east 203.5 feet, more or less, to a hackberry, the west line of a 6.17 acre tract of land conveyed to Russell M. Tate and wife, of record in Book 1537, page 578, said Register's Office; thence with Tate's west line, north 2° 10' east 390 feet to an iron pin in a stone wall; thence north 86° 30' west 269.4 feet to a point 192 feet east of the easterly margin of Dickerson Pike; thence south 12° 10' west 259 feet to an iron pin, said point being 190 feet east of the easterly margin of Dickerson Pike; thence north 83° 15' west 190 feet to an iron pin in the easterly margin of Dickerson Pike; thence with the easterly margin of said pike, south 12° 10' west 150 feet to an iron pin, the point of beginning, containing 3.37 acres, more or less.

Being the same property conveyed to J. J. Woods and George E. Cox by deed from Lucile Smith, of record in Book 1811, page 107, Register's Office of Davidson County, Tennessee. The said George E. Cox conveyed his interest in the subject property to J. J. Woods by deed of record in Book 2023, page 402, Register's Office of said County. The said J. J. Woods thereafter died testate, devising property including the subject premises under the terms of his Will, a certified copy of which is of record in Book 4687, page 48, Register's Office of said County, to Third National Bank in Nashville, Trustee, of Trust Fund A, and to Third National Bank in Nashville, Trustee, of Trust Fund B. The foregoing will of J. J. Woods, deceased, authorized the Executor to sell the subject property.

TRACT NO. 3: Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 on the Plan of the John Rains Heirs, Subdivision of Lot No. 105 on the Plan of the Original Town of Nashville, as of record in Book "X", page 512, Register's Office for said County.

Said Lots Nos. 3 and 4 front together 42 feet on the northerly side of Broad Street and run back between parallel lines 156 feet to an alley.

Being the same property conveyed to J. J. Woods and George E. Cox, partners, trading as the Standard Auto Sales Company, by deed from Mary Lanier Scruggs Gray, et al, of record in Book 1282, page 272, Register's Office of Davidson County, Tennessee. The said George E. Cox thereafter conveyed his interest in the subject property to J. J. Woods by deed of record in Book 2023, page 402, Register's Office of said County. The said J. J. Woods thereafter died testate, devising property including the subject premises under the terms of his Will, a certified copy of which appears of record in Book 4687, page 48, Register's Office of said County, to Third National Bank in Nashville, Trustee, of Trust Fund A and to Third National Bank in Nashville, Trustee, of Trust Fund B. The foregoing will of J. J. Woods, deceased, authorized the Executor to sell the subject property.

TRACT NO. 4: Land in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 235 and all of Lot 236 on the Plan of McEwen Place, as of record in Book 332, page 133, Register's Office for said County.

Said part of Lot No. 235 and all of Lot 236 front together 50 feet on the westerly side of Rudolph Street and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to George E. Cox and J. J. Woods, doing business as partners under the partnership name of Standard Auto Sales Company, by deed from Robert Leonard Underwood and wife, Mildred Catherine Underwood, of record in Book 1941, page 183, Register's Office of Davidson County, Tennessee. The said George E. Cox conveyed

(Continued)

his interest in the subject property to J. J. Woods by deed of record in Book 2245, page 251, Register's Office of said County. The said J. J. Woods thereafter died testate, devising property including the subject premises under the terms of his Will, a certified copy of which is of record in Book 4687, page 48, Register's Office of said County, to Third National Bank of Nashville, Trustee, of Trust Fund A, and to Third National Bank of Nashville, Trustee, of Trust Fund B. The foregoing will of J. J. Woods, deceased, authorized the Executor to sell the subject property.

TRACT NO. 5: Land in Davidson County, Tennessee, being the easterly 40 feet of the westerly 70 feet of Lots Nos. 92, 93 and 94 on the Plan of the United Electric Railway Company's Addition, of record in Plan Book 161, page 8, Register's Office for said County.

Said parts of Lots Nos. 92, 93 and 94 front 40 feet on the southerly side of Electric Avenue and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to George E. Cox and J. J. Woods, partners d/b/a Standard Auto Sales Company, from J. Ross Cheshire, Jr., Trustee, of record in Book 1730, page 350, Register's Office of said County. The said George E. Cox thereafter conveyed his interest in the subject property to J. J. Woods by deed of record in Book 2023, page 402, Register's Office of said County. The said J. J. Woods thereafter died testate, devising his interest in the subject property under the terms of his Will, a certified copy of which is of record in Book 4687, page 48, Register's Office of said County, to Third National Bank in Nashville, Trustee, of Trust Fund A, and to Third National Bank in Nashville, Trustee, of Trust Fund B. The foregoing Will of J. J. Woods, deceased, authorized the Executor to sell the subject property.

TRACT NO. 6: Land in Davidson County, Tennessee, being the westerly part of Lot No. 1 on the Map of Kenmore Place, as of record in Book 332, page 32, Register's Office for said County, described according to a copy of a survey thereof made August 28, 1934, by S. R. Sanford, Jr., Surveyor, as follows:

Beginning at a point in the north margin of Maxey Lane, now McGavock Pike, where the same intersects the easterly right of way of the Tennessee Electric Power Company; thence eastwardly along the northerly margin of said McGavock Pike, 149.8 feet, more or less, to a point 563.4 feet west of the L & N Railroad Company's right of way, said point also being the southwest corner of a part of said lot conveyed to H. E. Waller, Jr. and wife, of record in Book 936, page 510, said Register's Office, as corrected by deed of correction in Book 972, page 344, said Register's Office; thence northwardly along said Waller's west line, parallel to the east line of said Lot No. 1, 70 feet to the line between Lots Nos. 1 and 2, H. E. Waller, Jr., northwest corner; thence westwardly along the line between said Lots 1 and 2, 122 feet, more or less, to the easterly right of way line of the Tennessee Electric Power Company; thence southwardly along said line 77 feet to an iron pin, being the point of beginning.

Being part of the property conveyed to J. J. Woods, a 2/3 undivided interest, and to George E. Cox, a 1/3 undivided interest (d/b as Standard Auto Sales Company), by deed from Lula E. Waller and husband, et al, of record in Book 1115, page 585, Register's Office of said County. The said George E. Cox thereafter conveyed his interest in the subject property to J. J. Woods, by deed of record in Book 2023, page 402, said Register's Office. The said J. J. Woods thereafter died testate, devising property including the subject premises under the terms of his Will, a certified copy of which appears in Book 4687, page 48, Register's Office of said County, to Third National Bank in Nashville, Trustee, of Trust Fund A, and to Third National Bank in Nashville, Trustee, of Trust Fund B. The foregoing Will of J. J. Woods, deceased, authorized the Executor to sell the subject property.

(Continued)

TRACT NO. 7: Land in Davidson County, Tennessee, being the westerly 60 feet of the easterly 90 feet of Lot No. 1 on the Map of Kenmore Place, as of record in Book 332, page 32, Register's Office of said County.

Said part of said Lot No. 1 fronts 60 feet on the northerly margin of Maxey Lane, now McGavock Pike, and runs back between parallel lines 70 feet to the northerly line of Lot No. 1, as shown on said plan.

Being part of the property conveyed to J. J. Woods, a 2/3 undivided interest, and to George E. Cox, a 1/3 undivided interest (d/b as Standard Auto Sales Company), by deed from Lula E. Waller and husband, et al, of record in Book 1115, page 585, Register's Office of said County. The interest of George E. Cox in the subject property was thereafter conveyed to J. J. Woods by deed of record in Book 2023, page 402, Register's Office of said County. The said J. J. Woods thereafter died testate, devising the property including the subject premises under the terms of his Will, a certified copy of which appears in Book 4687, page 48, Register's Office for said County, to Third National Bank in Nashville, Trustee, of Trust Fund A, and to Third National Bank in Nashville, Trustee, of Trust Fund B. The foregoing Will of J. J. Woods, deceased, authorized the Executor to sell the subject property.

unimproved ( )
This is improved ( ) property, known as ..... (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 Lilla Woods, *her heirs and assigns, forever.*

And I *do covenant with the said* Lilla Woods *that* I, as Executor, *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, William H. Fisher, Executor, pursuant to the will of J. J. ~~And~~ Woods, deceased *do further covenant and bind* myself as Executor, my/successors ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Lilla Woods, *her heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 4 *day of* April, 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.*

William H. Fisher, Executor
William H. Fisher, Executor, pursuant to the will of J. J. Woods, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Ramon E. Womack, a Notary Public in and for said County and State, the within named William H. Fisher,

the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Executor under the will of J. J. Woods, deceased, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of ~~March~~ April, 1973.

Ramon E. Womack, Notary Public.

Commission Expires August 10, 1973

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires .

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 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 .

APR-5- CONV 99,000.00
APR-5- CONV 21,000.00
APR-5- S'TAX A* 312.00
APR-5- PR'FEE A* .50
APR-5- W/DEED A* 10.00 * 322.50

Witness my hand and seal, at office in ,
this day of , 19 .

Notary Public

Commission Expires .

C 0 1 1 7 9 1

IDENTIF. REFERENCE

APR 5 11 00 AM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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