This instrument prepared by:
Williams & Shields, Attys.
310 Gallatin Rd., South
Madison, Tennessee 37115

WARRANTY DEED

BOOK 4700 PAGE 702

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne H. Woodard (NAME)	Collateral Investment Co. (NAME)	11D-25265
411 Sarver Drive (STREET ADDRESS OR ROUTE NUMBER)	2233 Fourth Avenue North (STREET ADDRESS)	
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	Birmingham, Alabama 35203 (CITY) (ZONE) (STATE)	

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

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

We, James E. Maggart and wife, Dorothy L. Maggart

have this day bargained and sold, and do hereby transfer and convey unto the said
Wayne H. Woodard and wife, Dorothy A. Woodard, their

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

Being the south 255 feet of the East 71 feet of Lot "I" on the corrected Subdivision of the W. P. Ready Subdivision of the E. H. Thornton Tract, as of record in Book 332, page 110, Registers Office for Davidson County, Tennessee.

Said Part of Lot "I" fronts 71 feet on the north side of Sarver formerly Madison Avenue, and runs back between parallel lines, 255 feet to a dead line.

Being the same property conveyed to James E. Maggart and wife, Dorothy L. Maggart, by deed from Felix . Maggart and wife, Minnie D. Maggart of record in Book 4183, page 952, Said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 20th day of April, 19 73

Affiant: Wayne H. Woodard

My commission expires: 11/17/76 (Affix Seal)

Notary Public: Deanie G. Floyd

This is ~~unimproved~~ improved property, known as 411 Sarver Drive, Madison, Tennessee 37115
(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
WAYNE H. WOODARD AND WIFE, DOROTHY A. 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* WAYNE H. WOODARD AND WIFE, DOROTHY A. WOODARD, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 20th *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.*

James E. Maggart

Dorothy L. Maggart

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority *a Notary Public in and for said County and State,* James L. Maggart and wife, Dorothy L. Maggart

*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 Madison *Tennessee, this* 20th *day of* April *19*73

Deanie H. Floyd *Notary Public*

Commission expires 11/17/76

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 .....

APR24 CONV 12,000.00
APR24 S'TAX A* 31.20
APR24 PB'FEE A* .50
APR24 W'DEED A* 4.00 * 35.70

WARRANTY DEED

FROM

James L. Maggart et ux

TO

Wayne H. Woodard et ux

C 0 3 5 1 7

IDENTIF. REFERENCE

APR 24 8 52 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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