WARRANTY DEED

BOOK 4945 PAGE 971

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robbie Neal Woodard (NAME)	same (NAME)	61-16
1230 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	245
Nashville, TN 37216 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-One Thousand and NO/100---------- ----------($21,000.00)----------*Dollars,* cash in hand paid receipt of which is hereby acknowledged,

I, STELLA B. WOODARD, widow of William N. Woodard,

have this day bargained and sold, and do hereby transfer and convey unto the said ROBBIE NEAL WOODARD, a single person,

her *(successors), heirs and assigns,* two (2) acts of ~~land~~ *real estate in Davidson County, Tennessee, as follows:*

TRACT NO. 1:

Being Lot No. 17 of Block D on the Map of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the southerly side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to William N. Woodard, deceased, and wife Stella B. Woodard by deed from Merill L. Patterson and Edgar M. Richards of record in Book 2244, page 69, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above-described property.

TRACT NO. 2:

Being Lot No. 18 of Block D on the Map of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the south side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line. (*see reverse side.)

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,00.00-----

Subscribed and sworn to before me, this the 27th day of August, 1975

Affiant

My commission expires: 5-20-78

(Affix Seal) Notary Public

This is ~~unimproved~~ (X) improved (X) property, known as 1230 Ardee Avenue, Nashville, TN, 37216 (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 ROBBIE NEAL WOODARD, a single person, her *(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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* ROBBIE NEAL WOODARD, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 27th *day of* August, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STELLA B. WOODARD

This deed was prepared by Joseph L. Lackey, Sr. Attorney at Law 1822 Parkway Towers, Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* STELLA B. WOODARD, 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 Nashville, *Tennessee, this* 26th *day of* August, *19* 75.

Joseph L Leake
Notary Public

Commission expires 5-20-1978

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 .....

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* Being the same property conveyed to W. N. Woodard, deceased, and wife, Stella B. Woodard, by deed from R. K. Smith and wife, Etta Mai Smith, of record in Book 2273, page 407, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictive covenants, easements, and set-back lines as are applicable to the property above described.

AUG28 75	CONV	21,000.00			
AUG28 75	S'TAX		A*	54.60	
AUG28 75	PR'FEE		A*	.50	
AUG28 75	W'DEED		A*	4.00	* 59.10

WARRANTY DEED

FROM

STELLA B. WOODARD,

a WIDOW WOMAN

To

ROBBIE NEAL WOODARD,

a single person

D I 3 1 6 9

IDENTIF. REFERENCE

AUG 28 12 11 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE