THIS INSTRUMENT WAS PREPARED BY C. EDWARD COOMER, ATTORNEY
4015 TRAVIS DRIVE, NASHVILLE, TENNESSEE 37211

Mad -7

WARRANTY DEED

BOOK 5011 PAGE 64

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah E. Johnson, et al	Same	
(NAME) 660 Moorman's Arm Road	(NAME)	92-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37207	(STREET ADDRESS)	476
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00 ..... *Dollars,*
cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations,

I, Rachel Woodard

have this day bargained and sold, and do hereby transfer and convey unto the said Sarah E. Johnson and Emma Marie Osborne, retaining herein a life estate, including the right to live on this property their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County,Tennessee, being Lot No. 63 and the easterly 24 feet of Lot No. 64 on the Map of Faulconer and Ashcraft's Subdivision of Lots 18 and 19 of the Boyd McNairy Tract, as of record in Book 57, page 121, Register's Office for said County.

Said Lot No. 63 and part of Lot No. 64 front together 60 feet on the southerly side of Batavia, formerly Prospect Street,and run back between parallei lines, 106 feet to an alley.

Being the same property conveyed to William B. Woodard and wife, Rachel Woodard by deed from Pearl Woodard, as of record in Book 1787, page 375 and in Book 1883, page 207, said Register's Office, the said William B. Woodard having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 31st day of March 19 76

Affiant Sarah E. Johnson

My commission expires 5/18/78 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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
Sarah E. Johnson and Emma Marie Osborne 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.* ,with the provision that the Grantor is to retain a life estate and the right to live on and enjoy this property for the remainder of her life
I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Sarah E. Johnson and Emma Marie Osborne
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 31st *day of* March, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rachel Woodard
RACHEL WOODARD

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BOOK 5011 PAGE 65

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Faye Hunt, a Notary Public in and for said County and State, Rachel Woodard

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 30th day of March, 1976

Commission expires 5/8/78 Betty Faye Hunt Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

APR-1 76 CONV 10,000.00
APR-1 76 S'TAX B* 26.00
APR-1 76 PR'FEE B* .50
APR-1 76 W'DEED B* 4.00 * 30.50

WARRANTY DEED

FROM

Rachel Woodard

TO

Sarah E. Johnson and
Emma Marie Osborne

D 42744

IDENTIF. REFERENCE

APR 1 10 45 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238