This Instrument Prepared By:
DAVID B. HERBERT

BOOK 5113 PAGE 254

Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
29-50	Ronald L. Woodard	Mortgage Corp. of the South P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
14D-40560	4289 Bernard Road	089991
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

FEB-87 CONV 34,000.00
FEB-87 S'TAX B* 38.40
FEB-87 R'FEE B* .50
FEB-87 W'DEED B* 4.00 * 92.90

CHARLES A. NEWMAN AND WIFE, MARY ANN NEWMAN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RONALD L. WOODARD, UNMARRIED,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee described according to a survey by John B. Kohl III, dated 12/15/76.

Beginning at a point in the southerly margin of Bernard Road at the intersection of a 50 foot private drive, said point being the North East corner of the tract of land conveyed to Charles A. Newman et ux by deed of record in Book 4376, page 679, Register's Office of Davidson County, thence with the west margin of said private drive S 7° 30' W, 115 feet to a point, thence N 81° 45' W, 772.22 feet to a point, thence N 20° 00' W, 130.54 feet to a point, thence S 81° 45' E, 832.50 feet to the point of beginning, containing 2.1 acres more or less.

Being the same property conveyed to Charles A. Newman and wife, Mary Ann Newman by deed from John J. Newman and wife, Angie Newman of record in Book 4376, page 679, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 4th day of February, 1977.

Charles A. Newman
CHARLES A. NEWMAN

Mary Ann Newman
MARY ANN NEWMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5113 PAGE 255

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles A. Newman and wife, Mary Ann Newman the 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 Nashville, Tennessee, this, the 4th day of February, 1977.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February 1977

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

088520

IDENTIF. REFERENCE

FEB 8 11 31 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CHARLES A. NEWMAN AND WIFE, MARY ANN NEWMAN

TO

RONALD L. WOODARD, UNMARRIED

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
~~14th Floor, 3rd National Bank Bldg.~~
Nashville, Tennessee 37219

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public