FORM NO. WD-1

BOOK 5321 PAGE 343

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19___.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

A. Braden, Lloyd-Lubeta Bldg. Nash. Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Iva M. Horton (NAME) | Same (NAME) | 91 - 6 |
| 1502 57th Ave., No. (STREET ADDRESS OR ROUTE NUMBER) | " (STREET ADDRESS) | 192 |
| Nashville, Tn. (CITY) (STATE) (P. O. ZIP) | " (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, Iva M. Horton, now Woodard

AUG-7 MISC 8* 4.00 * 4.00

HEREINAFTER CALLED THE GRANTOR~~S~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO my husband, D. B. Woodard

a life estate in

HEREINAFTER CALLED THE GRANTEE~~S~~, ~~THEIR HEIRS AND ASSIGNS~~, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being the southerly 75 feet of Lot Nos. 1522 and 1524, Block 47, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

Said parts of said lots adjoin and front together 75 feet on the easterly side of 57th Avenue North and run back between parallel lines, 60 feet, along the north margin of the first alley south of California Avenue, to the west line of Lot No. 1520.

Being the same property conveyed to Iva M. Horton by deed from Ottis D. Ragland and wife, Toy K. Ragland, of record in Book 5018, page 165, Register's Office for Davidson County, Tennessee.

This conveyance is made solely for the purpose of creating a life estate in the husband of Iva M. Horton, now Woodard, D. B. Woodard.

This is ~~unimproved~~ ( ) ~~improved~~ (XXX) property, known as 1502 57th Avenue North, Nashville, Tn., 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of August, 1978

Iva Woodard
(Iva M. Horton, now Woodard)

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Iva M. Horton, now Woodard

the 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 1st day of August, 19 78

Commission expires 10-18-81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

IVA M. HORTON, NOW WOODARD

TO

CREATE A LIFE ESTATE IN

D. B. WOODARD

E 8 1 1 6 4

IDENTIF. REFERENCE

AUG 7 10 08 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.