THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, Attorneys
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

WARRANTY DEED BOOK 5764 PAGE 846

FROM: Donald M. Matthys and wife, Lynda S. Matthys

TO: Stephen D. Woodard

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Stephen D. Woodard P.O. Box 4375 Madison, Tenn. 37115	Third National Mortgage Co. P.O. Box 2628 Nashville, TN 37219	Map 43-13-A Parcel 88

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

Leanne Roaden
Affiant

Subscribed and sworn to before me, this the 30th day of June, 1981.

NOTARY PUBLIC

My Commission Expires: Oct 18, 1981

FOR AND IN CONSIDERATION of the sum of Thirty-Two Thousand and No/100 Dollars ($32,000.00), the receipt of which is hereby acknowledged, Donald M. Matthys and wife, Lynda S. Matthys hereinafter called "Grantor," (whether one or more persons or entities) has this day bargained and sold, and does hereby transfer and convey unto Stephen D. Woodard, hereinafter referred to as "Grantee," (whether one or more persons or entities), his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 7-8, of Robin Hood Condominiums created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Grantor by Deed from Central Tennessee Investment Company, Inc., of record in Book 5389, page 626, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantee does assume the indebtedness secured by Deeds of Trust of record in Book 5389, page 628, and Book 5389, page 631, Register's Office for Davidson County, Tennessee, as consolidated by a Consolidation and Modification Agreement of record in Book 5628, page 166 and re-recorded in Book 5629, page 922, said Register's Office, said deeds of trust having been assigned to Fidelity Federal Savings and Loan Association by instrument of record in Book 5746, page 506, said Register's Office.

This is improved property, known as Apartment No. 7-8, Robin Hood Condominiums, 323 Forrest Park Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1981.

2. All terms and provisions of the Master Deed of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of Robin Hood Condominium Association, Inc., of record in Corporation Book Volume 47, page 1566, in the Office of the Secretary of the State of Tennessee, and in Book 5383, page 314, Register's Office for Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4. Easements and restrictions as shown on the plat of Robin Hood Condominium Apartments of record in Book 5200, page 124, Register's Office, Davidson County, Tennessee.

5. Sanitary sewers and/or storm drainage easement of record in Book 3436, page 486, Register's Office for Davidson County, Tennessee.

6. Such liens and other matters, if any, against which Grantee's title insurer commits to insure Grantee from loss as provided in the title insurance policy provided Grantee by Grantor.

7. The Deeds of Trust described above assumed by Grantee.

8. Rights of tenants under existing lease, if any.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons.

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Robin Hood Condominium and Robin Hood Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Robin Hood Condominium Association, Inc. in connection with Robin Hood Condominium.

IN WITNESS WHEREOF, the parties have executed this instrument on this 30th day of June, 1981.

Stephen D. Woodard

Donald M. Matthys

Lynda S. Matthys

"GRANTEE"

"GRANTOR"

(STATE OF TENNESSEE)

(COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald M. Matthys and wife, Lynda S. Matthys, the bargainors, 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 30th day of June, 1981.

Leanne Roadcap
NOTARY PUBLIC

My Commission Expires: 10/15/83

(STATE OF TENNESSEE)

(COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen D. Woodard, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 1981.

Leanne Roadcap
NOTARY PUBLIC

My Commission Expires: 10/15/83

G 4 8 9 3 2

IDENTIF. REFERENCE

JUL 1 3 00 PM '81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5764 PAGE 849

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			$20[illegible].00- CO	
			83.20 CO TX	
			.50 PRFEE	
			9.00 MDEED	
			CHECK	92.70-
			4476407/1/81 DEL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 8 9 3 2

IDENTIFICATION

JUL 1 3 00 PM '81

No. 830472