This Instrument Prepared By: Harris A. Gilbert, Attorney, Thirteenth Floor, Third National Bank Building, Nashville, TN 37219.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Earl G. Woolwine, Jr. and wife, Gwendolyn N. Woolwine (NAME)	Same (NAME)	103-12-271
214 Cantrell Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FB No. 26W-1660
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 5981 PAGE 548

FOR AND IN CONSIDERATION of the sum of FIVE THOUSAND TWO HUNDRED FIFTY AND NO/100's ($5,250.00)---------- Dollars, cash,

I, PAULETTA ELIZABETH T. W. GROVES, all of my right, title and interest have this day bargained and sold, and do hereby transfer and convey unto the said EARL G. WOOLWINE, JR. and wife, GWENDOLYN N. WOOLWINE, the Grantees herein, their ~~XXXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being the easterly 45 feet of Lot No. 216 and the westerly 5 feet of Lot No. 217, on the Plan of the Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, Register's Office for said County.
SAID easterly part of Lot No. 216 and westerly part of Lot No. 217 front together 50 feet on the northerly side of Central Avenue and run back between parallel lines 200 feet to an alley.

The above described property was conveyed to Earl G. Woolwine, Jr. and wife, Gwendolyn N. Woolwine, by deed from Margaret Gammons and Millard Wyatt, of record in Book 5333, page 872, Register's Office for Davidson County, Tennessee.

A one-half interest in said property was conveyed by Earl G. Woolwine, Jr. and wife, Gwendolyn N. Woolwine, to John R. Woolwine and wife, Pauletta T. Woolwine, by deed of record in Book 5428, page 146, Register's Office for Davidson County, Tennessee.

The Grantor was conveyed a one-fourth interest in said property by Decree of the Third Circuit Court of Davidson County, Tennessee in the cause of Pauletta Elizabeth Talley Woolwine vs. John Richard Woolwine, Case No. 81D-2898, or in the alternative, the sum of $10,000.00. Grantor hereby conveys any and all interest she may have in said property or any interest she may have had in the interest of her former husband, John R. Woolwine, and hereby acknowledges full receipt of payment of the judgment provided for in said Decree.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 5,250.00

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 1982.

Notary Public

My commission expires: 1/14/85 (Affix Seal)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 3812 Central Avenue (House Number) (Street), Nashville, Tennessee P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for Deed of Trust to Home Federal Savings & Loan Asso. of record in Book _____, page _____, R.O.D.C., and any and all taxes, liens or other expenses applicable to said property, which are assumed by Grantees. I ~~we~~ further covenant and bind ~~ourselves~~ myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~XXXXX~~, heirs 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.

Witness our hands this 22nd day of Dec., 1982, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Pauletta E. T. W. Groves
PAULETTA ELIZABETH T. W. GROVES

Robert Groves
ROBERT GROVES

Robert Groves, husband of Pauletta Elizabeth T. W. Groves, hereby disclaims any marital rights he may have in the above described property to the Grantees.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Harris A. Gilbert, *a Notary Public in and for said County and State,* PAULETTA ELIZABETH T.W. GROVES and ROBERT GROVES

the within named 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* 22nd *day of* December, *19*82

Harris A Gilbert
Notary Public

Commission expires 1/15/85

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.....

Mail to
Harris Gilbert, Atty
13th Floor, Third National Bank Bldg
Nashville, Tenn 37115

DAVIDSON COUNTY, TN
FELIX Z. WILSON REGISTER
DEC 22 3 20 PM '82
RUSH

IDENTIF. REFERENCE

H 2 2 7.5 0

WARRANTY DEED

FROM

PAULETTA ELIZABETH T. W. GROVES

TO

EARL G. WOOLWINE, JR. and wife,

GWENDOLYN N. WOOLWINE

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5981 PAGE 550

RECEIVED OF _____

FOR _____

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
			5250.00- CO	
			13.52 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	20.02-
7033A	12/22/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 22 7.50

IDENTIF. REFERENCE

DEC 22 3 20 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 917252