WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Jaroux Enterprises, Inc.	Same Jaroux Enterprises Inc.	10D 39160
	138 Rolling Hills Rd	2:11 p/26
	Hendersonville, TN 37075	Part 55 &

BOOK 5285 PAGE 122

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED TWENTY FIVE THOUSAND and NO/100 ($125,000.00)**, I, **ERNEST T. WOODARD**, individually and as Executor of the Estate of Charles C. Woodard, and **BERNICE BRADFORD WOODARD, ARIA DORIS WOODARD GIVENS, AGNES MARIE WOODARD RICHARDS** and **SHIRLEY WOODARD PRATT**, being all of the heirs of Charles C. Woodard who died September 25, 1981 have bargained and sold, and by these presents do transfer and convey unto the said **JAROUX ENTERPRISES, INC.**, a Tennessee Corporation, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEGINNING at an existing iron pin in the North boundary of Gallatin Road, then in a westerly direction with the curve of Gallatin Road 289.50 feet to an iron pin, same being the southwesterly corner of the herein described tract; thence with Hubert L. Baker, Trustee property North 30 deg. 55 min. 21 sec. West 479.40 feet to an existing iron pin; thence South 66 deg. 48 min. 45 sec. West 139.56 feet to an existing iron pin; thence with the East boundary of A. E. Yow North 20 deg. 40 min. 36 sec. West 348.21 feet to an iron pin; thence in an easterly direction with the South boundary of Thomas Francis Diskin North 70 deg. 35 min. 28 sec. East 509.26 feet to an existing iron pin; thence South 21 deg. 01 min. 00 sec. East 790.28 feet to the point of beginning, containing 7.47 acres according to the survey of J. Bruce Rainey, Tennessee Surveyor No. 823 dated April 23, 1984.

BEING the same property conveyed to CHARLES C. WOODARD by Deed of record in Book 5358, Page 572, Register's Office for Davidson County, Tennessee the said Charles C. Woodard having died intestate on 9-25-81 leaving the above listed Grantors as his sole and only heirs.

This is improved property known as 2340 Gallatin Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **JAROUX ENTERPRISES, INC.**, its heirs and assigns, forever. And we do covenant with the said **JAROUX ENTERPRISES, INC.**, 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.

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 **JAROUX ENTERPRISES, INC.**, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of April, 1984.

Ernest T. Woodard
ERNEST T. WOODARD, Individually and as Executor of the Estate of Charles C. Woodard

Bernice Bradford Woodard
BERNICE BRADFORD WOODARD

(W D) Givens
ARIA DORIS WOODARD GIVENS

Agnes Marie Woodard Richards
AGNES MARIE WOODARD RICHARDS

Shirley Woodard Pratt
SHIRLEY WOODARD PRATT

3763

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERNEST T, WOODARD, individually and as Executor of the Estate of Charles C. Woodard, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 26 day of April, 1984.

Mary V. Brooks
NOTARY PUBLIC

My Commission Expires: 6-9-85

STATE OF TENNESSEE

BOOK 6285 PAGE 123

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BERNICE BRADFORD WOODARD, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 27 day of April, 1984.

Mary V. Brooks
NOTARY PUBLIC

My Commission Expires: 6-9-85

STATE OF TENNESSEE

COUNTY OF SMITH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ARIA DORIS WOODARD GIVENS, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Carthage , Tennessee, this the 26 day of April, 1984.

B. M. [illegible]
NOTARY PUBLIC

My Commission Expires: 7-12-86

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHIRLEY WOODARD PRATT, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 26 day of April, 1984.

Mary V. Brooks
NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AGNES MARIE WOODARD RICHARDS, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 26 day of April, 1984.

Mary V. Brooks
NOTARY PUBLIC

My Commission Expires: 6-9-85

BOOK 6285 PAGE 124

THIS INSTRUMENT PREPARED BY: Mail

CURTIS M. LINCOLN
Attorney at Law
919 West Main Street
Hendersonville, TN 37075

STATE OF TENNESSEE

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me on this the 10 day of May 1984.

Curtis M. Lincoln
NOTARY PUBLIC

My Commission Expires: 8-31-85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
MAY 3 3 34 PM '84

IDENTIF. REFERENCE

11986 5.

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

RECEIVED OF _____

FOR _____

BOOK 6285 PAGE 125

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

125000.00- CAMT.
325.00 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 334.50-
3763A05/03/84 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:9 8:6 5.

IDENTIF. REFERENCE

MAY 3 3 34 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33368