PREPARED BY: Donald R. O'Guin, Sr.
1006 Forrest Avenue
Nashville, Tennessee 37206
228-5050

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
American Realty & Investment (NAME)	First Security Realty Services Corp. (NAME)	5DZ63340
1006 Forrest Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4650 (STREET ADDRESS)	96-2
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Salt Lake City, Utah 84110 (CITY) (STATE) (ZIP)	32

BOOK 6405 PAGE 665

FOR AND IN CONSIDERATION of the sum of Ten and no/100

($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a certain indebtness payable to First Security Realty Services Corporation; and secured by a deed of trust of record in Book 4951, page 224, Register's Office for said County; and a further indebtness payable to Associates Financial Services Company of Tennessee, Inc.; and secured by a deed of trust of record in Book 6143, page 613, Register's Office for said County.

We, William Larry Woodard and wife, Lynda S. Woodard

have this day bargained and sold, and do hereby transfer and convey unto the said

American Realty & Investment Corporation

the Grantees herein, their (successors), heirs and assigns.

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 10 on the plan of Donelsonwood as of record in Book 2083, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 108 feet on the westerly side of Donelsonwood Drive and runs back 112.4 feet on the northerly line and 108 feet on the southerly line to a line at the rear measuring 108.1 feet thereon.

Being the same property conveyed to William Larry Woodard and wife, Lynda S. Woodard by deed from Jerry R. Moore and wife, Neldia J. Moore and Oakley W. Bryan and wife, Vernice M. Bryan of record in Book 5424, page 530, Register's Office for Davidson County, Tennessee.

RUSH

DAVIDSON COUNTY, TN. REGISTER
Oct 17 3 37 PM '84

IDENTIFICATION REFERENCE

1 5 7 2 1 2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 41,046.08

Subscribed and sworn to before me, this the 12th day of October 19 84.

Donald R. O'Guin, Sr. Attorney by Reg. Ltr. Power of Atty. Dated 6/1/82

My commission expires: 4-26-86 (Affix Seal)

Notary Public C.M. Floyd

This is improved (X) unimproved ( ) property, known as 124 Donelsonwood Drive (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.

William Larry Woodard and wife, Lynda S. Woodard

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons. to American Realty & Investment Corporation

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 12th *day of* October *19* 84 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Larry Woodard by Reg. Ltr. Power of Atty.

Lynda S. Woodard

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

6806405 666

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,*

William Larry Woodard and wife, Lynda S. Woodard

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 12th *day of* October, *19* 81.

Notary Public

Commission expires 4-26-86

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

WARRANTY DEED

FROM
William Larry Woodard and wife, Lynda S. Woodard

TO
American Realty & Investment Corp.

1006 Forrest Avenue

Nashville, Tennessee 37206

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

RECEIVED OF _____

FOR _____

BOOK 6405 PAGE 667

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

41046.00- CAPT.
106.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 113.10-
9500A10/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

157211-2

T
IDENTIF. REFERENCE

Oct 17 3 37 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 0077779