This Instrument Prepared By:
WADDEY & NEWPORT
St. Cloud Corner
500 Church Street
Nashville, Tennessee 37219

BOOK 6521 PAGE 478

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Map & Parcel No.:
Bennett Enterprises, a limited partnership c/o Mrs. Jeanette Bennett Rt. 5 — 213 Hogan Branch Road Goodlettsville, TN 37072	(same)	72-13-381 72-13-382

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by Bennett Enterprises, a limited partnership ("Grantee") to John H. Woodard and wife, Thelma F. Woodard ("Grantors"), the receipt of which is hereby acknowledged, and other good and valuable consideration, Grantors have this day bargained and sold and do hereby transfer and convey unto the said Grantee, its successors and assigns, certain improved real estate located in Nashville, Davidson County, Tennessee described as follows:

Tract 1:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 23, on the Map of Trevecca Subdivision of Renraw of record in Book 421, pages 72 and 73, Register's Office for said County, described as follows:

Beginning at the northwest corner of the Gallatin Pike and Douglas Avenue; thence with the margin of Douglas Avenue, westerly 110 feet to a stake; thence northerly 79-1/2 feet to the line between Lots Nos. 22 and 23; thence with the line between said lots, easterly 110 feet to the westerly margin of the Gallatin Pike; thence with the margin of the same, southerly 46 feet 2 inches to the beginning.

Being the same property conveyed to John H. Woodard and wife, Thelma F. Woodard, by Warranty Deed from W. J. McMillen and wife, Jessie Lee Anderson McMillen, of record in Book 1675, page 501, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 23 on the map of Trevecca Subdivision of Renraw, as of record in Book 421, Pages 72 and 73, Register's Office for said County, described as follows:

Beginning on the northerly margin of Douglas Avenue at a point 110 feet westerly from the westerly margin of the Gallatin Road, being R. H. Wright's southwest corner; thence with the northerly margin of said avenue, westerly 68 feet 10 inches to the southwest corner of said lot No. 23 on the easterly margin of an alley; thence with the easterly margin of said alley, northerly 100 feet to the corner of lots Nos. 22 and 23 on said plan; thence easterly with the line between said two lots, 60 feet to said Wright's northwest corner; thence with his westerly line, southerly 79 1/2 feet, more or less, to the beginning.

03/29 1:2.15 CHECK

3115

Being the same property conveyed to John H. Woodard and wife, Thelma F. Woodard, by Warranty Deed from Leona Wilson Hawkins, a widow, of record in Book 4483, page 854, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title, and interest thereunto belonging or in any way appertaining, unto the said Grantee, its successors and assigns, in fee simple forever. Grantors covenant that they are lawfully seized and possessed of said real property in fee simple and have a good right to convey it, and that the said property is unencumbered, except for easements of record in the Register's Office for Davidson County at Book 1634, page 557, and Book 1642, page 195, and property taxes for the year 1985.

Grantors further covenant and bind themselves and their heirs, personal representatives, and assigns, to warrant and forever defend the title to said real property to said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 28 day of March, 1985.

John H. Woodard

Thelma F. Woodard, by John H. Woodard, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Darrell L. West, a Notary Public of the state and county aforesaid, personally appeared John H. Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 1985.

Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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On this 28th day of March, 1985, before me personally appeared John H. Woodard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thelma F. Woodard, and acknowledged that he executed the same as the free act and deed of said Thelma F. Woodard.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 1985.

Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $51,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of March, 1985.

Notary Public

My Commission Expires: 1-19-88

I.9.2 6.2.6.

IDENTIF. REFERENCE

MAR 28 4 06 PM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

61000.CO- CAMT.
132.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 142.10-
3115A03/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 2 6 2 6

IDENTIF. REFERENCE

MAR 28 4 05 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120183