BOOK 6598 PAGE 389

WARRANTY DEED

NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ms. Bernice H. Huggins Ms. Elizabeth Huggins 1004 Eighteenth Avenue South Nashville, TN 37212	Same	10W-6335

FOR AND IN CONSIDERATION of the sum of Eighty Two Thousand Five Hundred Dollars ($82,500.00) cash in hand paid to the undersigned, the grantors, Larry D. Woods, trustee and Gateway Property (for whom Larry D. Woods acts as trustee) have bargained and sold and by these presents do hereby transfer and convey unto the said Ms. Bernice H. Huggins and Ms. Elizabeth Huggins as joint tenants with right of survivorship, their heirs and assigns, the remainderman interest and any and all other right and interest of grantor as a result of the conveyance from Scarritt College for Christian Workers to Larry D. Woods, trustee of Record in Book 5574, Page 74 conveying the following tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

> Lot No. 3 of Record in Book 57, Page 60 in the Shields' Plan of Lots, Register's Office of Davidson County. Said Lot No. 3 fronts 48 feet on the easterly side of Eighteenth Avenue South and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed by Bernice H. Huggins to Scarritt College for Christian Workers and being part of the same property conveyed by Scarritt College for Christian Workers to Larry D. Woods, trustee in Book 5574 Page 74 Register's Office for Davidson County.
>
> This conveyance, however, is expressly subject to the right of Larry D. Woods and Jinx S. Woods reserving and having the first right of refusal or first right to purchase the above described property (including the fee interest) in the event that the grantees or their heirs desire to sell the property to a non-family member within thirty five (35) years from the date of this transaction. In the event the grantees or their heirs desire to sell the property to a non-family member then this first right of refusal or first right of purchase shall be exercised by grantees herein or their heirs giving written notice to Larry D. Woods and Jinx S. Woods at their last known business and residence address. Larry D. Woods or Jinx S. Woods shall then have fifteen (15) days from the date of receipt of the notice in which to contract with the grantees herein or their heirs to match the terms and price of the proposed sale and upon said contracting Larry D. Woods or Jinx S. Woods may purchase the property upon the same terms and price. If Larry D. Woods or Jinx S. Woods does not respond affirmatively within the fifteen (15) days then this first right of refusal and first right of purchase is void.
>
> This is improved property known as 1004 Eighteenth Avenue South, Nashville, Tennessee 37212

To have and to hold the said interest in the land with the appurtenances, estate, title and interest thereto belonging to the said Bernice H. Huggins and Elizabeth Huggins and their heirs forever.

And we do covenant with the said grantees that we are lawfully seized and possessed of the interest sold hereby and that the same is unencumbered except for any property taxes due which shall be the responsibility of grantees.

And we do further covenant and bind ourselves to warrant and forever defend the title to said interest to said Bernice H. Huggins and Elizabeth Huggins against the lawful claims of all persons whomsoever.

Witness our hand this 3rd day of July, 1985

Larry D. Woods Trustee
LARRY D. WOODS (TRUSTEE)

GATEWAY PROPERTY

BY: Larry D. Woods
LARRY D. WOODS

BY: Jinx S. Woods
JINX S. WOODS

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 Larry D. Woods, Trustee and Gateway Property by Larry D. Woods, Trustee and Jinx S. Woods the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 1985

Linda H. Ford Connelly
Notary Public

My Commission Expires:
7-18-87

PREPARED BY:

WOODS, WOODS & WATSON
A Professional Law Association
121 Seventeenth Avenue South
Nashville, Tennessee 37203
(615) 259-4366

The actual consideration or value whichever is greater for this transfer is Eighty-Two Thousand Five Hundred Dollars ($82,500.00).

Larry D. Woods
AFFIANT

Sworn to and subscribed before me this 3rd day of July, 1985.

Linda H. Ford Connelly
NOTARY PUBLIC

My Commission Expires:
7-18-87

IDENTIF. REFERENCE
JUL 3 2 18 PM '85
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

PECEIVED 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
			8250[illegible]- CO TX.	
			214.50 STAX	
			.50 MTAX	
			6.00 MORTG	
			[illegible]TOK 221.00-	
			4602A07/03/85 [illegible] .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1: 8 2 3' 5"

IDENTIF. REFERENCE

JUL 3 2 19 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150882