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STATE OF TENNESSEE }
COUNTY OF CHEATHAM }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000

Willie A Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May, 19 85

Notary Public

MY COMMISSION EXPIRES: 7-24-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

STINNETT, WILKINSON & WILSON, Attorneys, 108 S. Main St., Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Gregg Woodard et al. (NAME)	Same (NAME)	Map 46
4516 Bull Run Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 5
Ashland City, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Willie A. Woodard and wife, Joyce Woodard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Gregg Woodard and Willie Andrew Woodard, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being known as Tract No. 1, according to a survey by Hickerson & Hickerson, Engineers, June 8, 1961, and more particularly described as follows:

Beginning at an iron spike in the center of Bull Run Road, same being the common corners of Tract 1 and 2; thence to the edge of said Bull Run Road, North 33° West 20 feet to an iron pin; thence North 16° 18' West 135 feet to a point; thence North 20° 56' West 141 feet to a point; thence South 75° 07' West 83.4 feet to a point; thence North 19° 15' West 232 feet to a stake; thence South 70° 45' West 359 feet to a stake in an old established wire fence, following an old established wire fence South 33° 00' East 747.5 feet to a railroad spike in the center of Bull Run Road; thence following the center of Bull Run Road, North 52° 06' East 300 feet to the point of beginning, containing 4.4 acres, more or less.

BEING the same property conveyed to Willie A. Woodard, by deed from Ernest W. Pyles and wife, Margaret H. Pyles, of record in Book 5035, page 513, Register's Office for Davidson County, Tennessee.

Willie A. Woodard and wife, Joyce Woodard retain a life estate in the above described property.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 30 day of May, 19 85

Willie A Woodard

Joyce Woodard

STATE OF TENNESSEE
Cheatham County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie A. Woodard and wife, Joyce Woodard

the bargainors, 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 Ashland City, Tennessee, this 30 day of May, 19 85.

Commission expires 7-24-88

Notary Public

STATE OF TENNESSEE
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

WILLIE A. WOODARD et ux

TO

STEVEN GREGG WOODARD et al.

J 22826

IDENTIF. REFERENCE

JUL 23 11 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

326 07/22 33.50- CASH

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			10000.00- CAMT.	
			26.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CASH	32.50-
0386A07/23/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 8 2 6

IDENTIF. REFERENCE

JUL 23 11 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156521