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WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersoville, TN 37075
822-0030

6632 1.

IDENTIFICATION REFERENCE

JAN 6 10 09 AM '86

FELIX Z. WILSON II-REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 8,000.00.

Johnny N. Woodard
Affiant

SWORN to and subscribed before me on this the 23rd day of December, 1985.

Virginia Langford
NOTARY PUBLIC

My Commission Expires: 1/10/89

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Johnny N. Woodard	SAme	Map 14-7-35
PO Box 351, Rt. 1		42 207-45
Hendersonville, TN 37075		

KNOW ALL MEN BY THESE PRESENTS that we, J. K. WOODARD and WILLIAM JOHN ESTES, Co-Executors of the Last Will and Testament of D. C. ESTES, late of Davidson County, Tennessee, deceased, which Will was duly approved and allowed by the Probate Court for Davidson County, Tennessee on March 22, 1984, do, by virtue and in execution of the powers to us given in and by said Will and by Order of the Probate Court of said County of March 22, 1984, and of every other power and authority to us hereunto enabling, and in consideration of the sum of TEN DOLLARS ($10.00), to us paid, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys unto the said JOHNNY N. WOODARD and wife, JANICE B. WOODARD, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lots Nos. 12 and 14 in Block "K" of the Hadley Bend City Subdivision of the Hulme tract as of record in book 421, Page 120, Register's Office for said County.

SAID lots front together 50 feet on the West side of Church Street and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to D. C. ESTES and COMPANY from JAMES EARL HAGAR and wife, FANNIE MAE HAGER and FLORRIE HAGAR MOREHEAD, a widow, by Deeds of record in Book 4673, Page 260 and Book 4693, Page 114, Register's Office for said County.

This is improved property known as 4107 Church Street, Old Hickory, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this 16th day of December, 1985 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. K. Woodard
J. K. WOODARD

William John Estes
WILLIAM JOHN ESTES

STATE OF TENNESSEE

COUNTY OF Sumner

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ON this the 16 day of December, 1985, before me, personally appeared, J. K. WOODARD, to me known or proved to me on the basis of satisfactory evidence, to be the person who is the Co-Executors under the Will of D. C. ESTES, of record in Will Book _____, Page _____, Probate Court for Davidson County, TN, and the person described in and who executed the foregoing instrument as such Co-Executor and acknowledged that he executed the same as his free act and deed as Co-Executor.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16 day of December, 1985.

Mary V. Brooks
NOTARY PUBLIC

My Commission Expires: 6-12-89

STATE OF OHIO

COUNTY OF Erie

ON this the 16th day of December, 1985, before me, personally appeared, WILLIAM JOHN ESTES, to me known or proved to me on the basis of satisfactory evidence, to be the person who is the Co-Executor under the Will of D. C. ESTES, of record in Will Book _____, Page _____, Probate Court for Davidson County, TN, and the person described in and who executed the foregoing instrument as such Co-Executor and acknowledged that he executed the same as his free act and deed as Co-Executor.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16 day of December, 1985.

F. A. BARCK
NOTARY PUBLIC

My Commission Expires:

F. A. BARCK
Notary Public, State of Ohio
My commission expires April 20, 1990

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

860.00- CAPIT.
20.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 26.86-
2847A01/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 3 2 1

IDENTIFICATION REFERENCE

JAN 6 10 05 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 207675