**WARRANTY DEED**

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PREPARED BY:

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 19,000.00.

Johnny N. Woodard
Affiant

SWORN to and subscribed before me on this the 14th day of January, 1986.

NOTARY PUBLIC

My Commission Expires: 3-3-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Mr. and Mrs. Johnny N. Woodard | Same | 01W 16235 |
| 121 Nathan Forrest Dr. | | 01W 16230 |
| Hendersonville, Tenn. 37075 | | 01W 16220 |

**FOR AND IN CONSIDERATION** of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **HERMAN E. BRUMIT and wife, EMILY J. BRUMIT**, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **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:

**TRACT NO. 1:** BEING the North 35 5/7 feet of Lot No. 138 on the Map of North Nashville Real Estate Co.'s plan of Lots as of record in Book 21, Page 105, Register's Office for Davidson County, TN.

SAID part of Lot No. 138 fronts 35 5/7 feet on the West side of 5th Avenue North and runs back between parallel lines 182 feet more or less to an alley.

**TRACT NO. 2:** BEING the south 14 2/7 feet of Lot No. 138 and the North 21 3/7 feet of Lot No. 140 on the Map of North Nashville Real Estate Co.'s Plan of lots as of record in Book 21, Page 105, Register's Office for Davidson County, TN.

SAID parts of said lots adjoin and front together 35 5/7 feet on the West side of 5th Avenue North and run back between parallel lines 182 feet more or less to an alley.

BEING the same property conveyed to HERMAN E. BRUMIT and wife, EMILY J. BRUMIT by Deed from BETTIE J. CATHEY, a widow of record in Book 6097, Page 467, Register's Office for Davidson County, TN.

**TRACT NO. 3:** BEING the North 35 5/7 feet of Lot No. 142 on the Map of North Nashville Real Estate Company's Plan of lots, as of record in Book 21, Page 105, Register's Office for Davidson County, TN.

SAID part of said lot fronts 35 5/7 feet on the West side of Fifth Avenue North and runs back between parallel lines of 182 feet, more or less, to an alley.

BEING the same property conveyed to HERMAN E. BRUMIT and wife, EMILY J. BRUMIT by Deed from PATSY JANE NORRIS, a single person of record in Book 6512, Page 517, Register's Office for Davidson County, TN.

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This is improved property known as 1625, 1629 and 1631 Fifth Avenue North, Nashville, TN 37208.

**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 31st day of January, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Herman E. Brumit — Emily J. Brumit

HERMAN E. BRUMIT — EMILY J. BRUMIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

**BEFORE** me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, HERMAN E. BRUMIT and wife, EMILY J. BRUMIT, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this the 31st day of January, 1986.

J. K. Powell

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE

My Commission Expires: Feb. 25 1988

7.3399

IDENTIFICATION REFERENCE

FEB 3 10 40 AM '86

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 |
|---|---|---|---|---|
| | | | 1500.00- CO MT. | |
| | | | 49.40 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 MORTG | |
| | | | CHECK | 55.90- |
| 1405402/03/86 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3 3 9 9 6

IDENTIFICATION REFERENCE

FEB 3 10 40 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 216031