File Box 24

BOOK 6343 PAGE 986 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Danny T. Woodard
Affiant

$26,050.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 1986

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Danny T. & Phyllis Ann Woodard (NAME)	Same (NAME)	83-9
1700 D'Ville (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 277
Nashville, TN 37217 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	23W-13195

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 Sherman W. Majors and wife, Reda G. Majors

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny T. Woodard and wife, Phyllis Ann Woodard

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:

BEING Lot No. 17 on the Plan of J. J. Tramble Tract as of record in Plan Book 431, page 29, Register's Office for Davidson County, Tennessee.

SAID Lot No. 17 fronts 50 feet on the easterly side of North Fifteenth Street and runs back between parallel lines 200 feet to an alley.

BEING the same property conveyed to Sherman W. Majors and wife, Reda G. Majors by deed from Frank H. Duke and wife, Pearl Lela Duke of record in Book 4898, page 550, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assume and agree to pay the mortgage held by FinanceAmerica Thrift Corporation of record in Book 6319, page 758, said Register's Office.

THIS conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1986 have been pro-rated and assumed by Grantee.

29737.

IDENTIFICATION REFERENCE

AUG 8 9 36 AM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 411 N. 15th Street Nashville, TN 37206
(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 7th day of August, 19 86

Sherman W. Majors

Reda G. Majors

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Sherman W. Majors and Reda G. Majors

the bargainor(s), 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 Nashville, Tennessee, this 27th day of August 19 86.

Commission expires 5/13/89

Notary Public

STATE OF TENNESSEE
Davidson 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 (this 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

Sherman W. Majors and wife,

Reda G. Majors

TO

Danny T. Woodard and wife,

Phyllis Ann Woodard

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

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
			26050.00- CO TX	
			72.01 CO TAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	72.01-
			7802&00/08/86 REL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2973

IDENTIFICATION REFERENCE

AUG 8 9 36 AM '86

FELIX Z. WILSON II
DAVIDSON COUNTY REGISTER

No. 281015