File 44

BOOK 6961 PAGE 603

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Richard B French Jr
Affiant

Subscribed and sworn to before me, this 27th day of April, 1986.

Notary Public

My Commission expires: 7-15-87

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Richard B. French, Jr. 4004 Harding Place Nashville, TN 37215	Same 4535 HARDING RD. SUITE 110 NASHVILLE, TN 37205	130-7-119 7DA-49975

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **JOHN J. WOODS AND WIFE, ANN MARTIN WOODS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RICHARD B. FRENCH, JR., unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, being the westerly parts of Lots 214 and 215 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and being designated as Tract No. 3 on a Map of a resubdivision of said lots by Frank R. Fitzpatrick not of record, and shown on a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, and described as follows:

Beginning at a point in the northerly margin of Harding Place 8.7 feet east of the corporate line post of the City of Bellemeade, and being the southwest corner of Lot No. 3; thence northerly 325 feet to a point at the corner of Lots Nos. 3 and 4; thence easterly 135.2 feet to the corner of said lots and Lots Nos. 2 and 5; thence with the line between said lots 2 and 3, southerly 330 feet to the north margin of Harding Place; thence with the margin of same, westerly 135 feet to the beginning.

Being the same property conveyed to John J. Woods and wife, Ann Martin Woods, by deed from Ralph E. Koch and wife, Alice Russell Koch, of record in Book 6058, page 208, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Metro taxes for 1986, which have been prorated and assumed by Grantee.

04/27 390.50 CHECK

2. An Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, or record in Book 4308, page 609, said Register's Office.

3. Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5346, page 697, said Register's Office.

4. Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, filed in Book 5441, page 551, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4004 Harding Place
(House Number) (Street)

Nashville, TN 37215
(P. O. Box) (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 Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, his 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 27th day of August, 1986.

FELIX Z. WILSON
DAVIDSON COUNTY REGISTER
Aug 27 4 27 PM 1986
IDENTIFICATION REFERENCE
36090

John J. Woods

Ann Martin 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 **John J. Woods and wife, Ann Martin 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 27th day of August, 1986.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-18-87

...ed by: Michael T. Quinan

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

140000.00- CAMT.
392.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 398.50-
5187A08/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36090

IDENTIFICATION REFERENCE

AUG 27 4 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288153