BOOK 7488 PAGE 387

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 19 88

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
RANDY E. WOODARD	SAME	PART OF
(NAME)	(NAME)	
601 Lucia Drive		MAP 7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn 37072		PARCEL 16
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, TOMMY L. CUNNINGHAM AND WIFE, PATRICIA A. CUNNINGHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDY E. WOODARD AND WIFE, BEVERLY O. 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.

Land in Davidson County, Tennessee, being described as Tract III according to an unrecorded survey by Williams Surveying and Engineering, Tennessee License No. 1040, dated May 1, 1987, as follows:

BEGINNING at a point in the easterly right-of-way of U. S. Highway 41 approximately 1069.09 feet south of the edge of Baker Station Road, thence N 41° 47' 39" W, a distance of 51.83 feet to an iron pin set; thence N 32° 09' 09 E, a distance of 56.64 feet to an iron pin set; thence S 81° 46' 51" E, a distance of 311.95 feet to an iron pin set; thence N 69° 29' 11" E, a distance of 729.55 feet to an iron pin set; thence S 5° 06' 40" W, a distance of 218.62 feet to a stone in a corner; thence S 47° 45' 52" W, a distance of 405.94 feet to an iron pin set; thence S 29° 39' 58" W, a distance of 118.84 feet to an iron pin set; thence N 35° 57' 34" W, a distance of 117.75 feet to an iron pin set; thence S 55° 51' 22" W, a distance of 147.54 feet to an iron pin set; thence N 33° 51' 02" W, a distance of 91.12 feet to an iron pin set; thence N 4° 12' 44" E, a distance of 189.01 feet to an iron pin set; thence N 81° 46' 51" W, a distance of 363.76 feet to an iron pin set; thence S 32° 09' 09" W, a distance of 37.78 feet to an iron pin set; said point being the point of beginning, containing 5.05 acres, more or less.

Being a portion of the same property conveyed to Tommy L. Cunningham and Patricia A. Cunningham, by deeds of record in Book 7228, page 531, and Book 7377, page 807, Register's Office for Davidson County, Tennessee.

(SEE SCHEDULE A - ATTACHED HERETO AND INCORPORATED HEREIN FOR COMPLETE LEGAL DESCRIPTION)

unimproved (XX) property, known as _____
This is improved ( ) (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 heir 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 covey 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 9th day of March ,19 88

TOMMY L. CUNNINGHAM

PATRICIA A. CUNNINGHAM

BOOK 7488 PAGE 388

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 TOMMY L. CUNNINGHAM AND WIFE, PATRICIA A. CUNNINGHAM
RANDY E. WOODARD AND WIFE, BEVERLY O. WOODARD

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 GOODLETTSVILLE, Tennessee, this 9th day of March 19 88

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____ being authorized so to do, execute 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

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

This conveyance is made SUBJECT TO a 50 foot easement for ingress and egress purposes over the above described Tract No. III, which Easement is for ingress and egress to Tracts I and II as shown on an unrecorded survey by Williams Surveying and Engineering, Tennessee License No. 1040, dated May 1, 1987, said Easement being more particularly described as follows: Beginning at a point in the easterly right-of-way of U. S. Highway 41 approximately 1069.09 feet south of the edge of Baker Station Road, thence N 41° 47' 39" W, a distance of 51.83 feet to an iron pin set; thence N 32° 09' 09" E, a distance of 56.64 feet to an iron pin set; thence S 81° 46' 51" E, a distance of 311.95 feet to an iron pin set; thence N 69° 29' 11" E, a distance of 57.02 feet to an iron pin set; thence S 8° 13' 09" W, a distance of 77.96 feet to an iron pin set; thence N 81° 46' 51" W, a distance of 329.88 feet to an iron pin set; thence S 32° 09' 09" W, a distance of 37.78 feet to the beginning containing 0.47 acres more or less.

This conveyance is further SUBJECT TO the following Restriction: Any dwelling built on the above described premises shall contain at least 2,000 square feet living area, excluding garage, porches, and carport.

Tommy L. Cunningham
TOMMY L. CUNNINGHAM

Patricia A. Cunningham
PATRICIA A. CUNNINGHAM

It is hereby agreed by the Grantees herein as evidenced by their signatures hereto that it will be the responsibility of the Grantees herein, together with the owners of Tract No. I and Tract No. II as shown on the aforesaid survey, to maintain and/or improve said ingress and egress easement described herein, and to pay their prorata share of said maintenance and/or improvements. This agreement shall be perpetual in nature and shall be binding on the Grantees herein, their successors and assigns.

Randy E. Woodard
RANDY E. WOODARD

Beverly O. Woodard
BEVERLY O. WOODARD

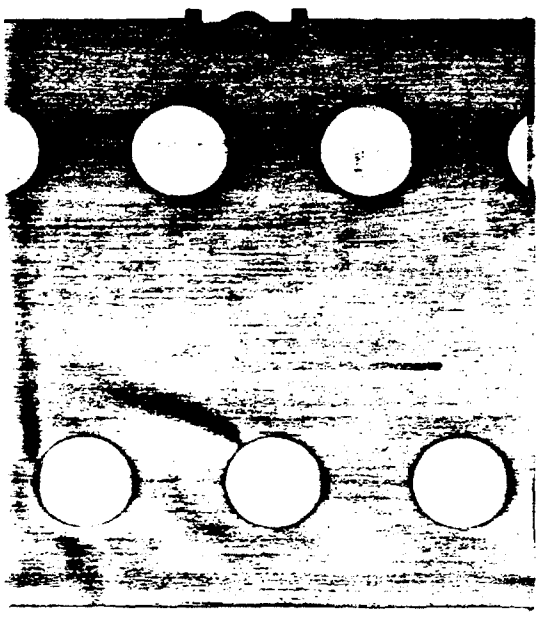
1 1 6 2 6

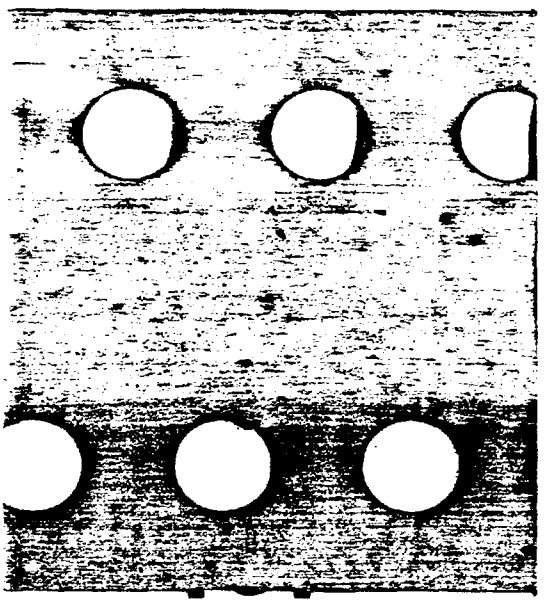
IDENTIFICATION REFERENCE

MAR 10 9 49 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

4650 03/10 0101 03CHECK 73-90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7488 PAGE 390

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 23000.00
CON TX 64.40
PRFEE 0.50
WDEED 9.00
TOTAL 73.90
CHECK 73.90

03/10/88 01 09:54 0001 4650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11626

IDENTIFI REFERENCE

MAR 10 9 49 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69306