**THIS INSTRUMENT PREPARED BY:**

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7742 PAGE 627

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JAMES N. WOODS | NEW YORK GUARDIAN MORTGAGEE | MAP 105-13 |
| (NAME) | (NAME) | |
| 1010 Lawrence Avenue | P.O. Box 840 | PARCEL 166 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37204 | Hempstead, New York 11551 | 22W 10740 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* FIFTY ONE THOUSAND TWO HUNDRED TWENTY SEVEN AND 26/100- *Dollars,*

2859 01/03 0101 03CHECK 175.46

STANFIELD MAJOR II and wife, MICHELE MAJOR

*have this day bargained and sold, and do hereby transfer and convey unto the said* JAMES N. WOODS, unmarried

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING the west one-half of Lot No. 6 in the Plan of the McAllister Property as of record in Plat Book 421, page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Stanfield Major II and Michele Major by deed from Judith A. Sachs, unmarried and Russell L. Cupp, unmarried of record in Book 6643, page 919, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to ASSUME the unpaid balance of a note secured by a first mortgage Deed of Trust to CITY FEDERAL SAVINGS BANK of record in Book 7314, page 367, said Register's Office, and also that the escrow acount in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

Stanfield Major is one and the same person as Stanfield Major, II.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is* $ 51,227.26

*Subscribed and sworn to before me this the* 30th *day of* December *19* 88

*My commission expires:* March 11, 1990 *(Affix Seal)*

*Affiant*

*Notary Public*

*This is improved (X) unimproved ( ) property, known as* 1010 Lawrence Avenue, Nashville, Tennessee 37204
*(House Number) (Street) P.O. Address (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* 30th *day of* December *19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stanfield Major II by Trustin Stover, Atty-in-Fact
STANFIELD MAJOR, II, Grantor

Michele Major by Trustin Stover, Atty-in-Fact
MICHELE MAJOR, Grantor

JAMES N. WOODS, Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* Mitchell A. Watts, *a Notary Public in and for said County and State* James N. Woods

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 30th *day of* December, *19* 88.

Notary Public

*Commission expires* 3/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

*Commission expires* _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 1988, before me, Mitchell A. Watts, a Notary Public in and for said County and State, personally appeared Trasbin Stoner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Stanfield Major, and acknowledged that he executed the same as the free act and deed of the said Stanfield Major.

Witness my hand and seal at Nashville, Tennessee, this 30th day of December, 1988.

Notary Public

My Commission Expires: 3/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 1988, before me, Mitchell A. Watts, a Notary Public in and for said County and State, personally appeared Trasbin Stoner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michele Major, and acknowledged that he executed the same as the free act and deed of the said Michele Major.

Witness my hand and seal at Nashville, Tennessee, this 30th day of December, 1988.

Notary Public

My Commission Expires: 3/11/90

**WARRANTY DEED**

FROM

STANFIELD MAJOR II and wife,
MICHELE MAJOR

TO

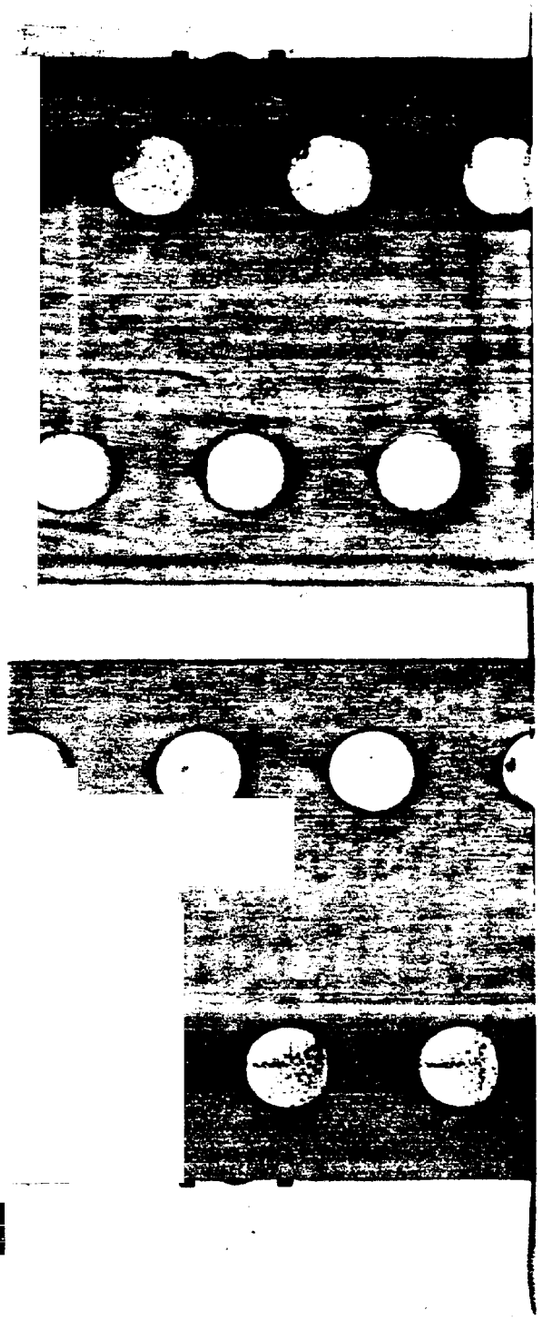
JAMES N. WOODS, unmarried

**RUSH**

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
Jan 31 2 20 PM '89

IDENTIFICATION REFERENCE

98558



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

RECEIVED OF _____

FOR _____

BOOK 7742 PAGE 629

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | CAMT 51227.26 |
| | | | | CON TX 168.96 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 175.46 |
| | | | | CHECK 175.46 |
| 01/03/89 | 01 | | | 13:22 0001 2859 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

98558

IDENTIFICATION REFERENCE

JAN 3 1 20 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169560