STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

James Rubin Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF June 19 90

Notary Public

MY COMMISSION EXPIRES January 14, 1992
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mail

THIS INSTRUMENT WAS PREPARED BY
Jordan and Associates, One Burton Hills Blvd, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James R. Woodard	Standard Federal Savings Bank	14D 39823 21-309
(NAME)	(NAME)	
5100 Rawlings Road	P. O. Box 7300	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37087	Gaithersburg, MD 20898-7300	
(CITY) (STATE) (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, Billy D. Garrett, Jr. and Karen Cantrell and Christy L. Garrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Woodard and wife, Becky I. 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:

(A) Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Section One, George Riddle Subdivision, of record in Book 5210, page 373, Register's Office for said County.

(B) Land situated in the 14th District of Davidson County, Tennessee, and being on north side of the north section of Bernard Road, and known as Rawlings Road, Ralph W. C. Lambert, dated May 29, 1976, as follows:

Beginning at an iron railroad spike located in the center line of Rawlings Road, said spike being located 1.838 feet, more or less, from the northwesterly intersection of Rawlings Road, with Highway 112 (Clarksville Highway); thence North 0.00 deg. 11' 22" West 1,115.51 feet to an iron pin located in the center line of a lane; thence South 77 deg. West 775.5 feet to an iron pin and a fence corner; thence following said fence, South 1 deg. 50' West 820.5 feet to an iron pin in the fence line; thence North 86 deg. 06' East 371.8 feet to an iron pin; thence South 1 deg. 50' West 175.0 feet to the center line of Rawlings Road thence following the center line of Rawlings Road, North 86 deg. 6' East 421.2 feet to the point of beginning, said tract containing 17.205 acres, more or less.

Included in the above description but expressly excluded from this conveyance is Lot No. 1 and Lot No. 2 on the plan of Section One, George Riddle Subdivision of record in Book 5210, page 373, said Register's Office and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Billy Dean Garrett, Sr. by quitclaim deed

CONTINUED

This is unimproved ( ) improved (X) property, known as 5100 Rawlings Road, Joelton, TN 37087
(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 14th day of June 19 90

Billy D. Garrett, Jr. By Karen Cantrell, Attorney in Fact — Christy L. Garrett

Karen S. Cantrell

Karen Cantrell

First Data Systems, Inc 1-800-626-5427

BOOK 8132 PAGE 75

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 Billy D. Garrett, Jr. and Karen Cantrell and Christy L. Garrett

the bargainor s, 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 14th day of June, 19 90

Commission expires January 11, 1992

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

3424 0.
IDENTIFICATION
Jun 15 9 51 AM '90
FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

CONTINUATION OF LEGAL DESCRIPTION

from Peggy Sue Boner Garrett, of record in Book 7476, page 801, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 1990, before me personally appeared Karen Cantrell, 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 Billy D. Garrett, Jr., as his attorney in fact and acknowledged that she executed the same as the free act and deed of said Billy D. Garrett, Jr.

Notary Public

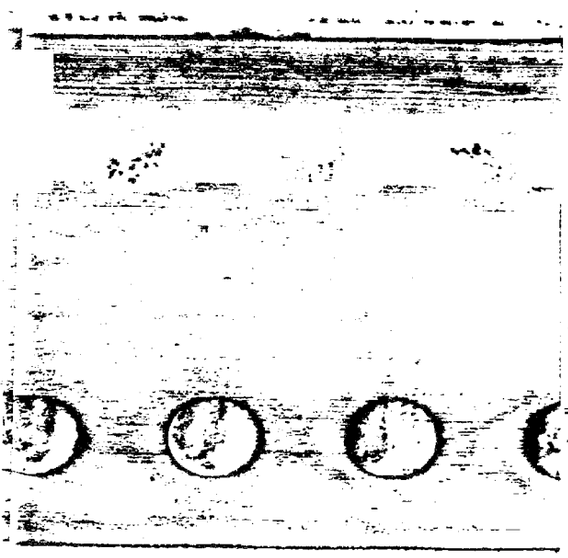
My Commission Expires: 1/11/92

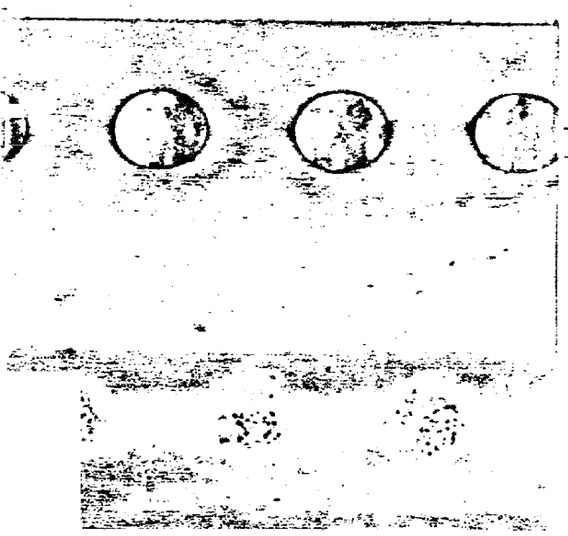
Billy D. Garrett, Jr. and Karen Cantrell and Christy L. Garrett

James R. Woodard and wife, Becky I. Woodard

Jordan and Associates
One Burton Hills Blvd, Suite 220
Nashville, TN 37215

0785 06/15 0101 03CHECK 320.50





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

RECEIVED OF _____

FOR _____

BOOK 8132 PAGE 76

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 95000.00
CON TX 313.50
PRFEE 1.00
WDEED 6.00
TOTAL 320.50
CHECK 320.50

06/15/90 01 09:53 0001 0785

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34240

IDENTIFICATION REFERENCE

JUN 15 9 51 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 328432