Box 1

BOOK 8184 PAGE 108

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Janice B. Woodard 566 Cumberland Hills Drive Hendersonville, TN 37075	Same	Map Parcel

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Louise Anthony Angus

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Janice B. Woodard

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being the South 35 5/7 feet of Lot No. 146 on the Map of North Nashville Real Estate's Company's Plan of Lots as of record in Book 21, page 105, Register's Office for said County.

Said part of said lot fronts 35 5/7 feet on the west side of Fifth Avenue North and runs back between parallel lines 182 feet more or less to an alley.

Being the same property conveyed to Martha Jane Anthony by deed from Ida Mae Lester of record in Book 2044, page 586, Register's Office for Davidson County, Tennessee. The said Martha Jane Anthony having since died and having willed the property to Louise Anthony Angus of record in Will Book 171, page 631, Davidson County, Tennessee.

Taxes for the year 1990 are prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 1619 5th Ave. N., Nashville, TN

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 assigns, to warrant and defend title 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 my hand this 27th day of August, 1990.

Louise Anthony Angus
LOUISE ANTHONY ANGUS

53050

IDENTIFICATION REFERENCE
Aug 29 9 01 AM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louise Anthony Angus, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1990.

My Commission Expires:
9-24-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $11,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of August, 1990.

My Commission Expires:
9-24-93

NOTARY PUBLIC

4236 08/29 0101 03CHECK 43.30

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 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 11000.00
CON TX 36.30
PRFEE 1.00
WDEED 6.00
TOTAL 43.30
CHECK 43.30

08/29/90 01 09:03 0001 4236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.30 50.

IDENTIFICATION REFERENCE

Aug 29 9 01 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 350618