This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2232 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

mail

ADDRESS NEW OWNER:
Douglas Allen Woody Jr. and Susan Faye Woody
4725 Cascade Drive
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
City Federal Savings Bank
30 Warder Street
Springfield, Ohio 45501

MAP AND PARCEL:
MAP 65
GROUP 13
PARCEL 56

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Income Properties, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Douglas Allen Woody Jr. and wife, Susan Faye Woody, 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 Lot No. 308 on the Plan of Sherwood Forest, Section 4, of record in Book 4460, pages 182 and 183, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Income Properties, Inc. by deed from Paul M. Fitzgerald and wife, Patricia C. Fitzgerald dated November 22, 1988, as of record in Book 7721, page 429, Register's Office for Davidson County, Tennessee.

This is improved property known as 4725 Cascade Drive, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants of record in Book 4704, page 448, Register's Office for Davidson County, Tennessee; and subject to a driveway easement of record in Book 6162, page 183, said Register's Office; and subject to all of the facts, conditions and limitations shown on the Plat of record in Plat Book 4460, pages 182 and 183, said Register's Office, including a 30 foot minimum building setback line from Cascade Drive; and a 10 foot easement for public utilities and drainage along the rear line(s) of said lot.

As a portion of the consideration for this conveyance, as evidenced by Grantees' acceptance of this deed, Grantees herein assume and promise to pay as due, and Grantees agree to indemnify

and hold Grantor harmless from any further or future liability associated with, the existing first mortgage indebtedness owed to CityFed Mortgage Company, which mortgage indebtedness is evidenced by an instrument of record in Book 6872, page 437, Register's Office for Davidson County, Tennessee. The escrow account as it relates to this property is transferred to Grantees. Real property taxes for 1990 have been settled between the parties in escrow, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Douglas Allen Woody Jr. and wife, Susan Faye Woody, their heirs and assigns, forever; and Income Properties, Inc., does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 18th day of October, 1990.

Income Properties, Inc.
By: Monty Mires, its President

67757

IDENTIF. REFERENCE

Oct 25 3 16 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Monty Mires, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Income Properties, Inc., the within named bargainor, a corporation, and that he as such President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 18th day of October, 1990.

Patricia M. Swan
NOTARY PUBLIC

PATRICIA M. SWAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 68,000.00.

AFFIANT

Subscribed and sworn to before me
this 18th day of October, 1990.

Patricia M. Swan
NOTARY PUBLIC
My Commission Expires: March , 1993

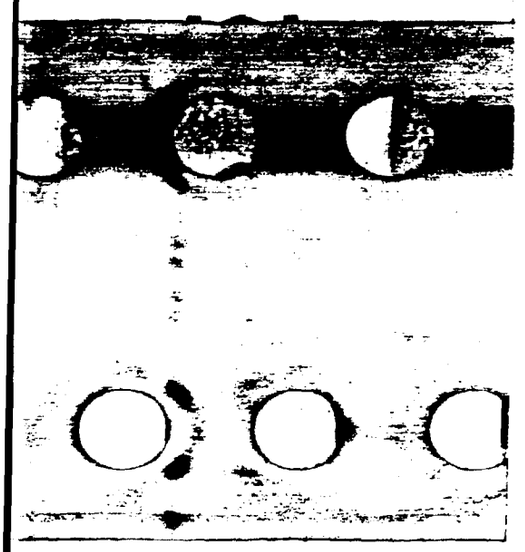
NOTARY PUBLIC AT LARGE STATE PATRICIA M. SWAN

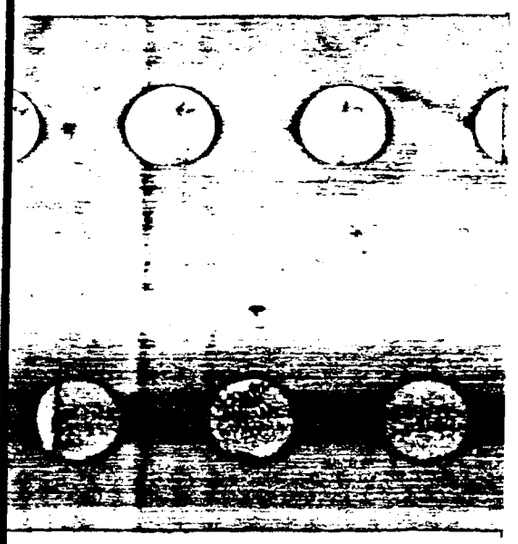
RECORDER'S MEMO
Legibility of Writing, Typing or [illegible]
Document Unsatisfactory When Received

State Tax	$	3584 10/25
Fee	$ 1.00	0101
Recording Fee	$	03CHECK
Total	$	234.40
Receipt No.		

MARGIE L. TRICE, Register
By _____
Deputy

Filed for record _____ 19___
at _____ O'Clock M.
Noted in Note Book _____ Page # ____
Recorded in ___ Book # ___ Page # ___
In the Register's office for
Wilson County, Tennessee.
On this ___ day of _____ 19___
_____, Register
By: _____, Dep. Reg.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8224 PAGE 688

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 68000.00
				CON TX 224.40
				PRFEE 1.00
				MDEED 9.00
				TOTAL 234.40
				CHECK 234.40
10/25/90	01			15:18 0001 3584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67757

IDENTIF. REFERENCE

Oct 25 3 16 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 367744