WARRANTY DEED

BOOK 9473 PAGE 4

This instrument prepared by
BEATY TITLE COMPANY
668 Nashville Pike, 2nd Floor
Gallatin, TN 37066

Map 26-7, Parcel 9.00

OWNER:	SEND TAX BILLS TO:
Name FRANK WOODARD	Name BANK OF AMERICA, FSB
Address 112 Champney Court	Address P.O. Box 26388
City Goodlettsville State TN Zip 37072	City Richmond State VA Zip 23260

FOR AND IN CONSIDERATION of the sum of

TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged.

JOE E. NUGENT and KEBEL O. NUGENT, Husband and Wife

have this day bargained and sold, and do hereby transfer and convey unto FRANK WOODARD and SHIRLEY WOODARD, Husband and Wife their, heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in the Civil District of Davidson County, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Resubdivision of Windsor Green, Lots 49 thru 72, Phase I, Section II, of record in Plat Book 6200, page 349, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Joe E. Nugent and wife, Kebel O. Nugent by deed from Eric R. Allison and wife, Karen Lee Wilkinson Allison, of record in Book 8074, page 446, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the assumption and agreement to pay the balance owing on a promissory note in the original amount of $59,050.00 of record in Book 7137, page 103, said Register's Office;, and to restrictive covenants of record in Book 6406, page 929, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SEP 23 AM 9:05
DAVIDSON COUNTY, TN.
REGISTER

IDENTIF. & REFERENCE

63444

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their 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 our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 21st day of September 19 94.

JOE E. NUGENT

KEBEL O. NUGENT

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY APPEARED before me _____, a Notary Public in and for said County and State, JOE E. NUGENT and KEBEL O. NUGENT, Husband and Wife 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 office, this 21st day of September, 1994.

NOTARY PUBLIC AT LARGE

Commission expires 5/24/97

Notary Public

Form SDD01TN Rev. 01/26/93

STATE OF _____
COUNTY OF _____

PERSONALLY APPEARED before me _____, A Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this _____ day of _____, 19 _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is $ 67,062.09

Affiant Frank Woodard

Subscribed and sworn to before me, this the 21st day of September, 19 94.

My commission expires 5/24/97

Notary Public - Register

STATE OF TENNESSEE, Davidson COUNTY

The foregoing instrument and certificate were noted in Notebook _____, Page _____ at _____ o'clock _____ M _____, 19____ and were recorded in Warranty Deed Book _____, Page_____. State Tax Paid $_____ Fee _____ Recording Fee _____ Total $_____. **Witness my hand**

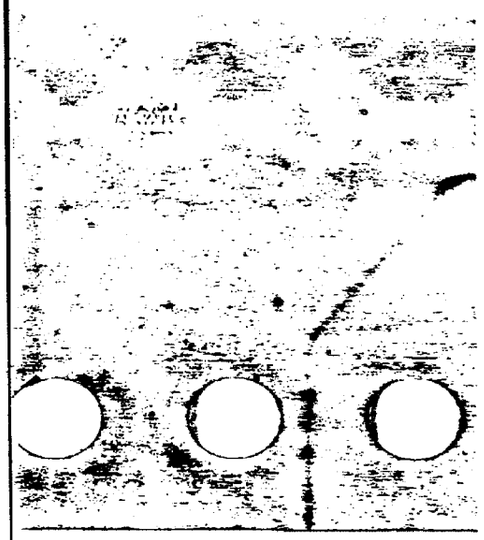
Receipt No. _____ _____ Register

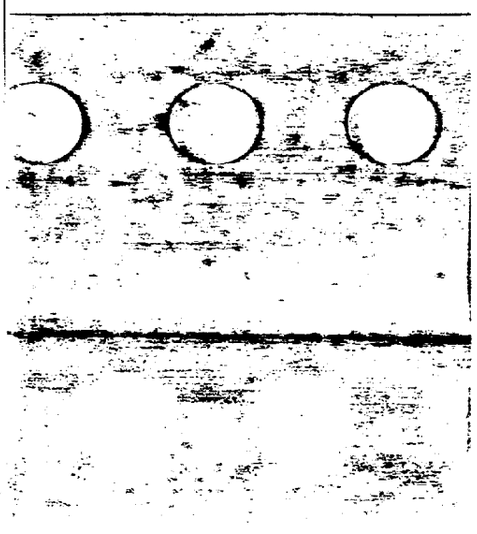
WARRANTY DEED

FROM

TO

1205 09/23 0101 03CHECK 257.27





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

RECEIVED OF _____

FOR _____

BOOK 9473 PAGE 6

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 67062.09
CON TX 248.27
PRFEE 1.00
[illegible] 8.00
TOTAL 257.27
CHECK 257.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/23/94 01 09:04 0001 1205

93444
IDENTIF. & REFERENCE

94 SEP 23 AM 9:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 837493