BOOK 9532 PG 346

WARRANTY DEED

PREPARED BY:

C. Patterson Cron, Attorney
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $23,500.00.

Joe L. Wall
Affiant

Sworn to and subscribed before me on this the 15th day of November, 1994.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 5-28-95

MORTGAGEE:
Johnny N. Woodard
566 Cumberland Hills Drive
Hendersonville, TN 37075

Address New Owner:	Send Tax Bills to:	Map-Parcel
Joe Wall and Mike Suggs 126 Long Hollow Pike Goodlettsville, TN 37072	NEW OWNER	part of 53-16/95

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, I, J. K. Woodard, Trustee, with full power to transfer, assign, sell, convey and encumber, hereinafter called the GRANTOR, has bargained and sold and by these presents, does transfer and convey unto Joe L. Wall and Mike Suggs, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots #1 and 2 on the plan of Lois & Hallie Woodard Subdivision, Lakewood, Tennessee, of record in Plat Book 8250, page 328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a part of the property conveyed to J. K. Woodard, Trustee by deed dated September 26, 1983, from Albert H. Woodard of record in Book 6143, page 847, Register's Office for Davidson County, Tennessee.

1994 taxes have been paid by Grantor.

This conveyance is made subject to the following:

1) Plan of record in Plat Book 8250, page 328, Register's Office for Davidson County, Tennessee.

2) Restrictions of record in Book 9517, page 918, Register's Office for Davidson County, Tennessee.

This is improved property known as Lots 1 and 2 Pitts Avenue, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

WITNESS my hands this the 15th day of November, 1994.

J. K. WOODARD, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, J. K. Woodard, Trustee the bargainor with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 15th day of November, 1994.

Charles P. Crow

NOTARY PUBLIC

My Commission Expires: 5-28-95

12811
IDENTIF. & REFERENCE

94 NOV 30 AM 9:59
DAVIDSON COUNTY, TN.

8240 11/30 0101 03CHECK 95.95

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 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 23500.00
				CON TX 86.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 95.95
				CHECK 95.95
11/30/94	01			09:59 0001 8240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 12811

94 NOV 30 AM 9:59

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 858270