BOOK 9565PG158

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
George A. Woods, Jr.	Same	Map 071-120
et ux, April L. Woods		Parcel 335
P. O. Box 23644		Lot 2
Nashville, TN 37202		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 110,000.00 .

George A Woods Jr
Affiant

SWORN TO AND SUBSCRIBED before me this the 4th day of January 1995.

Melanie L. Taylor
Notary Public

My Commission Expires:
11-22-97

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, RICHARD L. TAYLOR, a single person, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto GEORGE A. WOODS, JR., et ux, APRIL L. WOODS, hereinafter referred to as Grantees, their heirs, successors 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. 2 on the Plan of resubdivision of Lot 1 of Joy Floral Company property of record in Book 6200, page 285, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property as conveyed to Richard L. Taylor by deed from Luther Carol Tanley, Jr., and wife Patricia C. Tanley of record in Book 6726, page 45, Register's Office for Davidson County, Tennessee and by Order of the Chancery Court of Davidson County, Tennessee, of record in Book 7046, page 514, said Register's Office.

This is improved property, known as 1431 Lischey Avenue, Nashville, Tennessee, and is being conveyed "as is", "where is" and subject to any easements of record.

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, successors and assigns forever, and the said Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned.

AND the said Grantor further covenants and binds himself, and his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 4th day of January 1995.

RICHARD L. TAYLOR

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 RICHARD L. TAYLOR, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 4th day of January 1995.

Notary Public

My Commission Expires: 11-22-97

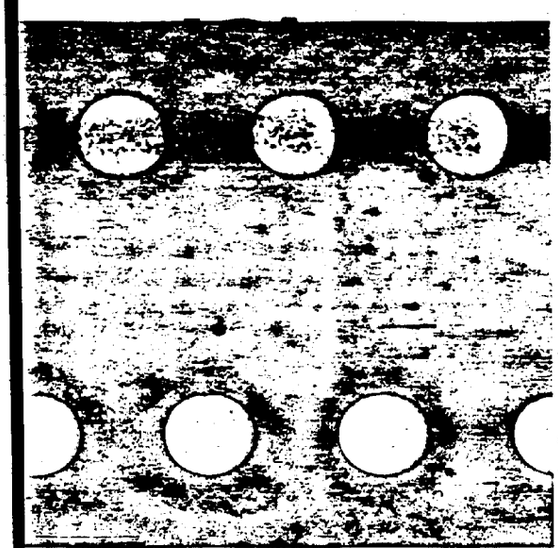
23216
IDENTIF. ↑ REFERENCE

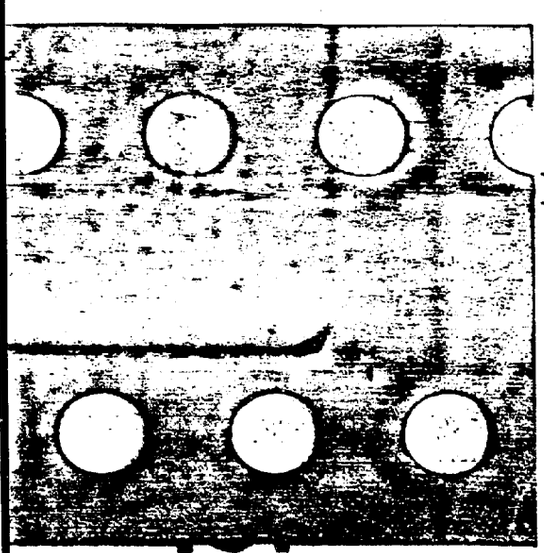
95 JAN -5 PM 1:49
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9620 01/05 0101 03CHECK 416.00

C:\HMB\REAL\TAYLOR.WD1\14-761





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9565 PG 160

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	
				110000.00
			CON TX	407.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	416.00
			CHECK	416.00
01/05/95	01	13:49	0001	9620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23216
IDENTIF. ↑ REFERENCE

95 JAN -5 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869489