THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Blvd., Suite 110
Nashville, Tn. 37214-3614

BOOK 9569 PG 446

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we James T. Woods and wife, Dorothy Woods, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ruth S. Woods, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson County, State of Tennessee,** described as follows; to wit:

> Being Lot No. 106 on the Plan of Rolling Meadows, as of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning on the southerly margin of Evans Road at the corner of Lot Nos. 105 an 106; thence with said Road eastwardly 120 feet to the corners of Lots Nos. 83 and 106; thence with the line between said two lots southwardly 181.3 feet to the northerly line of Lot No. 84; thence with said line westwardly 85.7 feet to a concrete monument at the northeast corner of Lot No. 104; thence with the line between Lots Nos. 104 and 106 northwestwardly 35.3 feet to the corner of Lot Nos. 105 and 106; thence with the line between said two lots northwardly 167.4 feet to the beginning.
>
> Being the same property conveyed to Ruth S. Woods and James T. Woods by Quitclaim Deed from J. Blake Freeman, Trustee, of record in Book 7365, Page 904, Register's Office for Davidson County, Tennessee.

This is improved property known as : 959 Evans Road, Nashville, Tn.

TO HAVE AND TO HOLD the same 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 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 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 11th day of January, 1995.

James T. Woods
JAMES T. WOODS

Dorothy Woods
DOROTHY WOODS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of January, 1995, before me, the undersigned, personally appeared James T. Woods and wife, Dorothy Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal.

J. Blake Freeman
NOTARY PUBLIC

My Commission Expires:
1-25-97

****

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Ruth S. Woods
Affiant

Subscribed and sworn to before me this 11th day of January, 1995.

J. Blake Freeman
NOTARY PUBLIC

My Commission Expires:
1-25-97

****

ADDRESS OF NEW OWNER(S): **SEND TAX BILLS TO:** **MAP & PARCEL:**

Ruth S. Woods
4305 General Bates Dr.
Nashville, Tn. 37204

Same

132-1-88

24660
IDENTIF. & REFERENCE

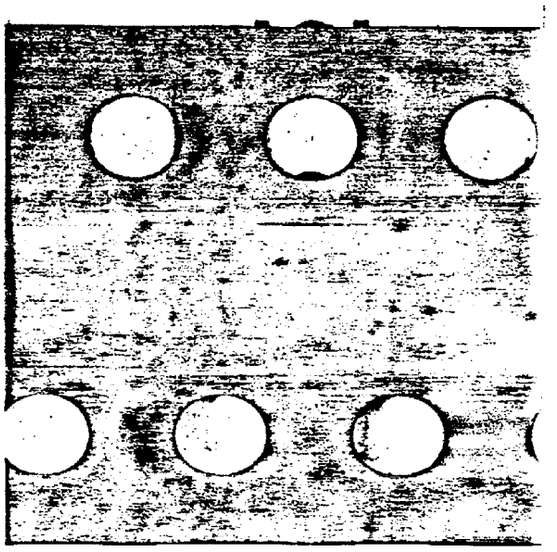
95 JAN 12 AM 8:20
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1269 01/12 0101 03CHECK 157.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



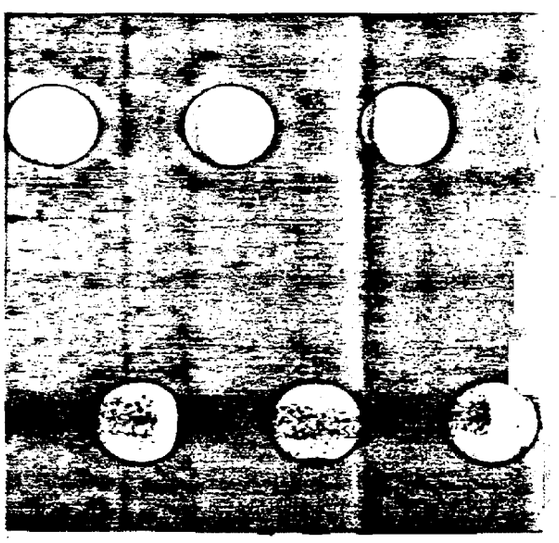
RECEIVED OF _____

FOR _____

BOOK 9569 PG 448

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 40000.00	
			CON TX 148.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 157.00	
			CHECK 157.00	
01/12/95	01	08:19 0001 1269		



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24660
IDENTIF. & REFERENCE

95 JAN 12 AM 8:20

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 871118