0136825

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37303
Dav. Co. File: Box 8

95 JAN -2 AM 9:47

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9904 PG 734

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James E. Underwood, Jr. P.O. Box 210349 Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 061-10-31 12DZ 11380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Woods, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Underwood, Jr.,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot no. 181 on the plan of Maplewood Heights of record in Book 547, page 103 and 104, Register's Office for said County.

SAID Lot No. 181 fronts 100 feet on the easterly margin of Hutson Avenue and extends back between parallel lines 250 feet to a dead line in the rear.

BEING the same property conveyed to James Woods by deed from Theresa Nanney, a single person, of record in Book 8412, page 521, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Emelina G. Woods, the spouse of James Woods, joins in this conveyance solely to convey any marital interest she may have in subject property.

This instrument is executed on behalf of James Woods and Emelina G. Woods by Dennis N. Osborne as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is unimproved property, known as: 3849 Hutson Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of December, 1995.

James Woods

James Woods, By: Dennis N. Osborne, Atty-In-Fact

Emelina G. Woods

Emelina G. Woods, By: Dennis N. Osborne, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 11500.00

James E. Underwood Jr.
Affiant

Sworn and subscribed before me on the 29th day of December, 1995.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

3463 01/02 0101 03CHECK 55.55

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 **Dennis N. Osborne**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **James Woods and Emelina G. Woods**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of December, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

EXHIBIT "A"
To
WARRANTY DEED

FROM: James Woods

TO: James E. Underwood, Jr.

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Dennis N. Osborne, Affiant

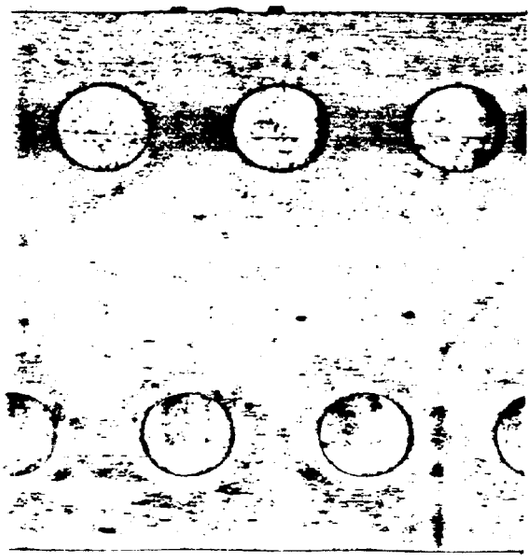
Sworn to and subscribed before me this

29th day of December, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98





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

RECEIVED OF _____

FOR _____

BOOK 9904 PG 737

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 11500.00
CON TX 42.55
PRFEE 1.00
WDEED 12.00
TOTAL 55.55
CHECK 55.55

01/02/96 01 09:48 0001 3463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136825
IDENTIF. # REFERENCE

96 JAN -2 AM 9:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 991835