WARRANTY DEED

BOOK 9992 PG 465

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,265.00

Steven L. Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 1996

Aaron Beach
Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN L. WOODARD (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	MAP 87-09
4320 VALLEY GROVE DRIVE (ADDRESS)	FIRST AMERICAN CENTER (ADDRESS)	PARCEL 9
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KENNETH M. WILSON AND WIFE, LISA M. WILSON AND JOHN J. PFEIFFER, BY AND THROUGH LISA M. WILSON, HIS ATTORNEY IN FACT HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN L. WOODARD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 112, Section 7 on the Plan of Valley Grove, of record in Plat Book 5800, page 246, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to KENNETH M. WILSON AND WIFE, LISA M. WILSON AND JOHN J. PFEIFFER by Deed of record in Book 8974, page 206, Register's Office for Davidson County, Tennessee.

LISA M. WILSON executes this instrument on behalf of JOHN J. PFEIFFER pursuant to Special Power of Attorney which is recorded simultaneously herewith.

This is not the principal residence of JOHN J. PFEIFFER.

0164417
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 10:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4320 VALLEY GROVE DRIVE, HERMITAGE, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hand s this 25th day of March 19 96

Kenneth M. Wilson
KENNETH M. WILSON

John J Pfeiffer by
JOHN J. PFEIFFER

Lisa M. Wilson
LISA M. WILSON

BY: Lisa M. Wilson attorney in fact
LISA M. WILSON, ATTORNEY IN FACT

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 KENNETH M. WILSON AND WIFE, LISA M. WILSON ~~PFEIFFER~~ ATTORNEY

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 25th day of March, 19 96.

Commission expires January 24, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA M. WILSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the Attorney In Fact for JOHN J. PFEIFFER and is authorized by JOHN J. PFEIFFER to execute this instrument on his behalf.

WITNESS my hand and official seal on this the 25th day of March, 1996.

NOTARY PUBLIC

My commission expires: January 24, 1998

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

3660 13/27 0101 03CHECK

272.88



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

RECEIVED OF _____

FOR _____

BOOK 9992 PG 467

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	71265.00
CON TX	263.68
PRFEE	1.00
MREED	8.00
TOTAL	272.68
CHECK	272.68

03/27/96 01 10:56 0001 3060

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164417
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 10:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021087