10071-974

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 $16,000.00.

Affiant

Sworn to and subscribed before me on this the 24th day of May, 1996.

NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:
JOHNNY N. WOODARD
566 Cumberland Hills Drive
Hendersonville, TN 37075

Address New Owner:
Joseph P. Wood, Jr.,
& wife, Patricia E. Wood
4107 Church Street
Old Hickory, TN 37138

Send Tax Bills to:
Same as new owner

Map-Parcel
64-9-35.00

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, JOHNNY WOODARD, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto JOSEPH P. WOOD, JR., and wife, PATRICIA E. WOOD, 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 Nos. 12 and 14 in Block "K" of the Hadley Bend City Subdivision of the Hulme tract as of record in Book 421, Page 120, Register's Office for said County.

Said Lots front together 50 feet on the West said of Church Street and run back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Johnny Woodard by quitclaim deed from Michael G. Shears and wife, Katherine B. Shears, of record in Book 8012, page 875, Register's Office for Davidson County, Tennessee.

The said Janice B. Woodard joins in this conveyance to convey any marital or other rights she may have in said property by reason of her marriage to the said Johnny Woodard.

This conveyance is made subject to the following:

1) 1996 Davidson County taxes will be prorated and paid by Grantees when due.

2) Plan of record in Plat Book 421, page 120, said Register's Office.

This is improved property known as 4107 Church Street, Old Hickory, Tennessee 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 our hands this the 24th day of May, 1996.

Johnny K. Woodard
JOHNNY WOODARD

Janice B. Woodard
JANICE B. WOODARD

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, Johnny Woodard and Janice B. Woodard the bargainors 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 24th day of May, 1996.

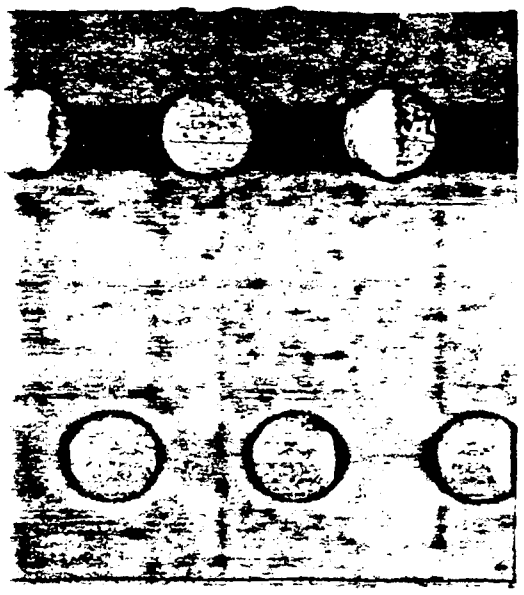
Charles P. Cox
NOTARY PUBLIC

My Commission Expires: March 27, 1999

3751 06/04 0101 03CHECK 68.20

0188387
IDENTIFICATION REFERENCE

96 JUN -4 AM 9:49
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

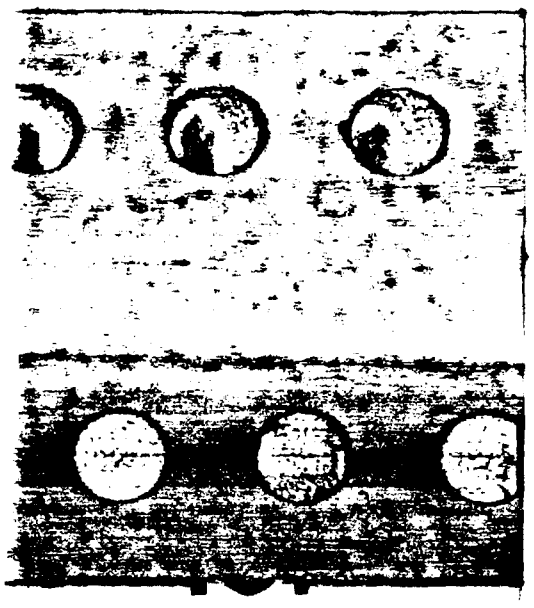
RECEIVED OF _____

FOR _____

BOOK 10071 PG 976

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	16000.00
CON TX	59.20
PRFEE	1.00
MDEED	8.00
TOTAL	68.20
CHECK	68.20

06/04/96 01 09:51 0001 8751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188387
IDENTIF. # REFERENCE

96 JUN -4 AM 9:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046630