BOOK 10152 PG 533

BOX 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Robert E. Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: January 25 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Robert E. Woodard (NAME)	Robert E. Woodard (NAME)	MAP 91 [illegible]
5205 Elkins Avenue (ADDRESS)	8934 Old Charlotte Pike (ADDRESS)	PARCEL 124
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Pegram, TN 37143 (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, June M. Smithey-Brownfield, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Woodard and wife, Gladys 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 part of Block 12 in the Revised Plan of West Extension of the Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Elkins Avenue, 100 feet westerly from the southwest corner of 52nd Avenue North and Elkins Avenue; thence southwardly and parallel with 52nd Avenue North 200 feet thence westwardly 50 feet; thence northwardly 200 feet to the southerly margin of Elkins Avenue; thence with said Avenue eastwardly 50 feet to the beginning.

Being the same property conveyed to James W. Smithey and wife, June M. Smithey by deed from Rosa Lee Murphy, unmarried, of record in Book 6122, page 449, Register's Office for Davidson County, Tennessee; further conveyed to June M. Smithey by quitclaim deed from James W. Smithey, of record in Book 8972, page 933, said Register's Office.

The above legal description is the same as used in the prior Deed.

This property is conveyed subject to the Plan of record in Book 421, page 18; any and all restrictive covenants and/or easements running with the land; a reservation of a twenty foot strip of land across the back for use as an alley, as set out in instrument of record in Book 484, page 166 and Book 1515, page 358, and taxes for the current year which have been prorated day of close and assumed by the Grantees.

NOTE: June M. Smithey-Brownfield is one in the same person as June M.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5205 Elkins Avenue, Nashville, TN 37209
(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 my hand this 8th day of August, 19 96

June M. Smithey-Brownfield
June M. Smithey-Brownfield

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 June M. Smithey-Brownfield, a married person

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, this 8th day of August 19 96.

Commission expires January 25, 1997

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

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

LEGAL DESCRIPTION CONTINUED

Smithey. This is not and never has been the primary residence of the Grantor.

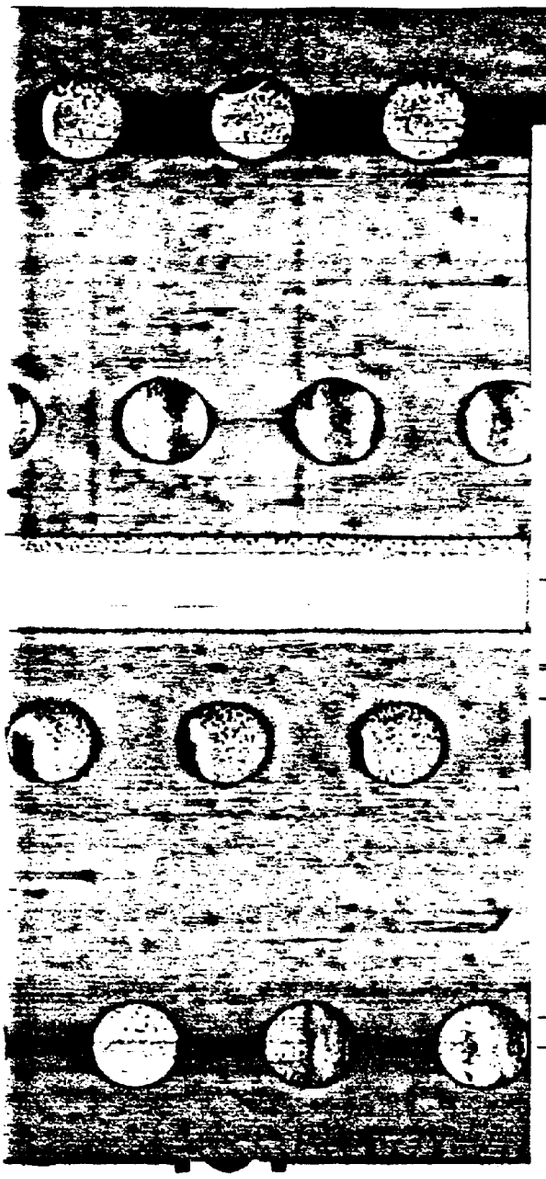
021325?

IDENTIF. ↑ REFERENCE

96 AUG -9 PM 2:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5647 08/09 0101 03CHECK

303.75



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

RECEIVED OF _____

FOR _____

BOOK 10152 PG 535

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 79500.00
				CON TX 294.15
				PRFEE 1.00
				WDEED 8.00
				TOTAL 303.15
				CHECK 303.15
08/09/96	01			14:19 0001 5647

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

96 AUG -9 PM 2:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0213257
IDENTIF. ↑ REFERENCE

No. 1018244