BOOK 10167 PG 967

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Albert M. Pedro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 19 96

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALBERT M. PEDRO	SAME	71-11-97
(NAME)	(NAME)	
111 8TH AVENUE NORTH		12DA-41975
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203		
(CITY) (STATE) (ZIP)	(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, MILDRED W. DAVIS AND GLORIA W. LUTTRELL AS CO-TRUSTEES OF THE WOODROOF FAMILY TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBERT M. PEDRO, UNMARRIED

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:

LAND in DAVIDSON County, Tennessee, being the easterly one-half of Lot No. 45, on the Plan of TRINITY HEIGHTS ADDITION, of record in Book 161, page 38, Register's Office for DAVIDSON County, Tennessee.

SAID easterly one-half of Lot No. 45 fronts 50 feet on the southerly margin of EDITH AVENUE and extends back between parallel lines, 150 feet, more or less, to an alley.

BEING part of the same property conveyed to MILDRED W. DAVIS AND GLORIA W. LUTTRELL AS CO-TRUSTEES OF THE WOODROOF FAMILY TRUST, by deed from GLORIA W. LUTTRELL AND MILDRED W. DAVIS, EXECUTRIXES OF THE ESTATE OF HETTIE WOODROOF, DECEASED, of record in Book 7115, page 912, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved (X)
This is improved ( ) property, known as 316 EDITH AVENUE, NASHVILLE, TN 37207
(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 22nd day of August 19 96

Mildred W. Davis, Trustee
MILDRED W. DAVIS, TRUSTEE

Gloria W. Luttrell, Trustee
GLORIA W. LUTTRELL, TRUSTEE

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 MILDRED W. DAVIS AND GLORIA W. LUTTRELL, AS CO-TRUSTEES OF THE WOODROOF FAMILY TRUST

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 NASHVILLE, Tennessee, this 22nd day of August 19 96

Commission expires July 26, 1997

I. DYKE TATUM 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_____.

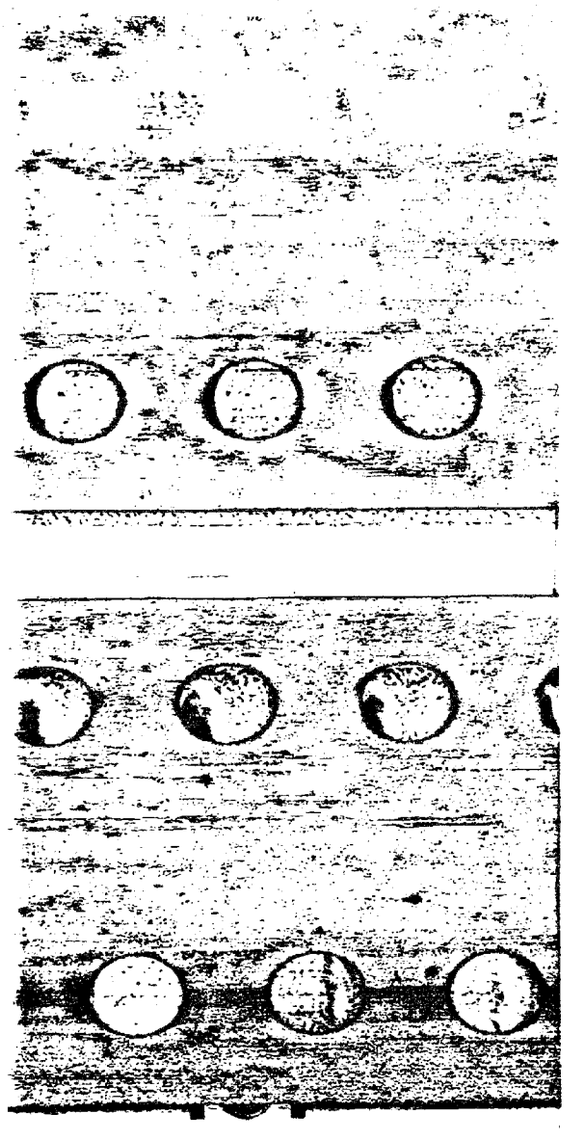
My commission expires _____

_____
Notary Public

021831 4
INSTRUMENT REFERENCE

96 AUG 26 PM 2:42
REGISTER
DAVIDSON COUNTY, TN.

1012 08/26/96 0101 03CHECK
38.60



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

RECEIVED OF _____

FOR _____

BOOK 10167 PG 969

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 8000.00
				CON TX 29.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 38.60
				CHECK 38.60
08/26/96		01	14:44	0001 1012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02183 14 IDENTIFICATION REFERENCE

96 AUG 26 PM 2:43

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1023556