JR

BOOK 10227 PG 296

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: **PAUL R. WOODROOF, SR. and wife, ANN H. WOODROOF**, 113 Townley Court, Madison TN 37115

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map No. **51-03** and Parcel No. **181**, Field Book No. **11D 15135.**

For and in consideration of the sum of **ONE HUNDRED SIXTEEN THOUSAND ($116,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **JOHN R. REYNOLDS** and wife, **JANIS G. REYNOLDS**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **PAUL R. WOODROOF, SR. and wife, ANN H. WOODROOF**, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property, known as **113 Townley Court, Madison, Davidson County, Tennessee 37115.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **PAUL R. WOODROOF, SR, and wife, ANN H. WOODROOF**, their heirs and assigns, forever; and we, **JOHN R. REYNOLDS** and wife, **JANIS G. REYNOLDS**, 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, except as shown herein. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The said **JANIS G. REYNOLDS**, wife of **JOHN R. REYNOLDS**, joins in this instrument, conveying all right, title and interest she has in and to said real property, including her right to take said real

property as part of any elective share in the estate of her husband, **JOHN R. REYNOLDS**.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 11th day of October 1996.

JOHN R. REYNOLDS

JANIS G. REYNOLDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JOHN R. REYNOLDS** and wife, **JANIS G. REYNOLDS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of October 1996.

Notary Public

My commission expires 22 March 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**116,000.00**.

Affiant

Subscribed and sworn to before me this 11th day of October 1996.

Notary Public

My commission expires 22 March 1997

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

RL SST V1.ryn-wood.wd

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Pleasant Acres, Section Five, as shown of record in Book 2331, page 56, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to wit:

BEGINNING on the southwesterly margin of Townley Court at the southeast corner of Lot No. 147 on said Plan; thence with the line between said Lots southwestwardly 246.47 feet; thence south 12° 22' 29" east 161.45 feet to the corner of Lots Nos. 148 and 150 on said Plan; thence with the line between said Lots Nos. 148 and 150, northeastwardly 160.8 feet to the corner of said Lots Nos. 148, 149 and 150; thence with the line between Lots Nos. 148 and 149 northeastwardly 209.62 feet to the southwesterly margin of Townley Court; thence with the southwesterly margin of Townley Court and around a slight curve northwestwardly 74.18 feet to the point of beginning.

Being the same property conveyed to Frank P. Reynolds and wife, Lillian H. Reynolds, by Deed from John B. Pope and wife, Maxene Hignight Pope, as shown of record in Book 3766, page 527, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to John R. Reynolds, individually, by Deed from John R. Reynolds, Executor under the Last Will and Testament of Lillian H. Reynolds, deceased, as shown of record in Book 10223, page 9, Register's Office for Davidson County, Tennessee.

This is improved property known as 113 Townley Court, Madison, Davidson County TN 37115.

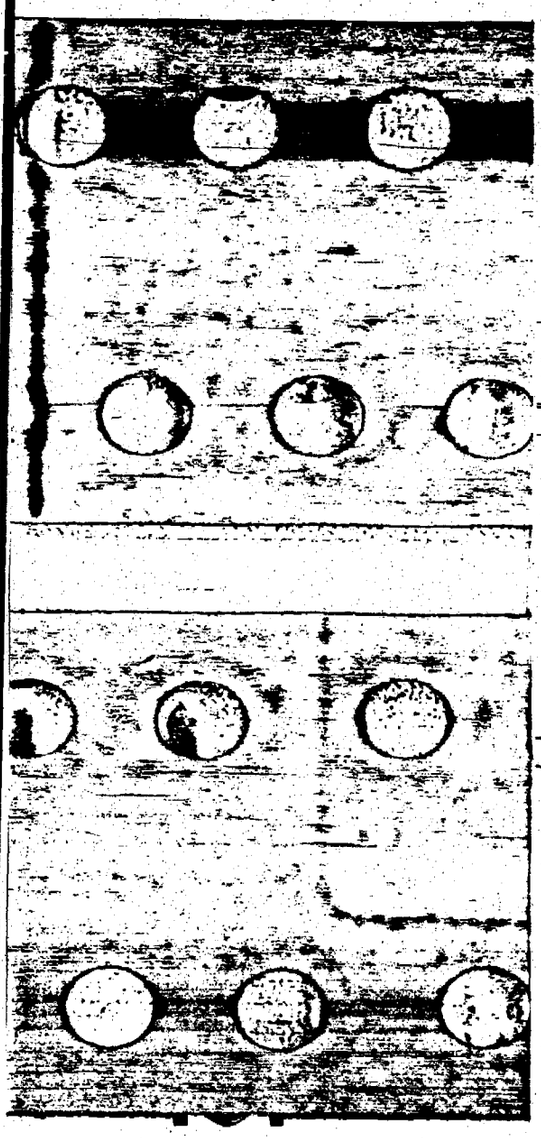
3737 10/16 0101 03CHECK 442.20

0236802

IDENTIFICATION REFERENCE

96 OCT 16 PM 4:03

REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

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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 116000.00
CON TX 429.20
PRFEE 1.00
WDEED 12.00
TOTAL 442.20
CHECK 442.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10-16-96 01 15:05 0001 0737

0236802
IDENTIFICATION REFERENCE

96 OCT 16 PM 4:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1077772

No. [redacted]