BOOK 10236 PG 234

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Johnny N. Woodard, et ux 566 Cumberland Hills Drive Hendersonville, TN 37075	Same as New Owner	Map 83-1 Parcel 420 Field Book 27W 01935

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ALVIE WAYNE WILLIS and wife, MARGIE F. WILLIS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JOHNNY N. WOODARD and wife, JANICE B. WOODARD, hereinafter referred to as 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 Lot No. 7 on the revised plan of a part of Cobb's Subdivision of the R. K. Brown property, as of record in Book 332, page 144, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the easterly side of the Gallatin Pike and runs back 163.20 feet on the southerly line and 162 feet 7 inches on the northerly line to an alley, measuring 50 feet more or less thereon.

BEING the same property conveyed to Alvie Wayne Willis and wife, Margie F. Willis, by deed from Flat Rock Rentals, a partnership consisting of Earl C. Shacklett, Jr. and wife, Patricia Ann Shacklett, of record in Book 7502, page 665, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 913 Gallatin Road, Nashville, TN 37206.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the Plan of record in Book 332, page 144, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 21st day of October, 1996.

"GRANTORS"

ALVIE WAYNE WILLIS

MARGIE F. WILLIS

"GRANTEES"

JOHNNY N. WOODARD

JANICE B. WOODARD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALVIE WAYNE WILLIS and wife, MARGIE F. WILLIS, and JOHNNY N. WOODARD and wife, JANICE B. WOODARD, 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, at office, this the 21st day of October, 1996.

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

The actual consideration or value, whichever is greater, for this transfer is $46,500.00.

Affiant

Sworn to and subscribed before me, this the 21st day of October, 1996.

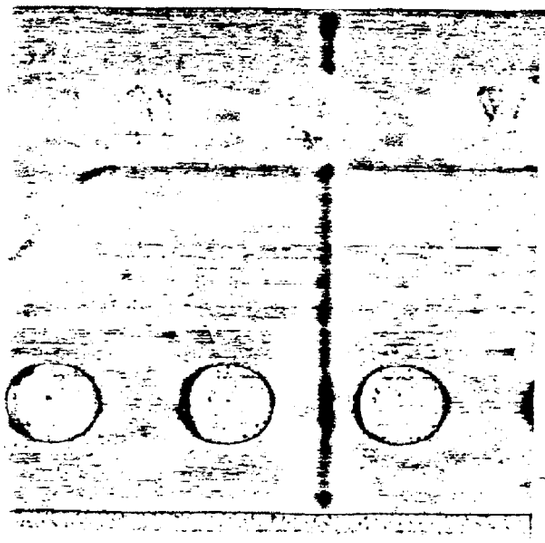
NOTARY PUBLIC

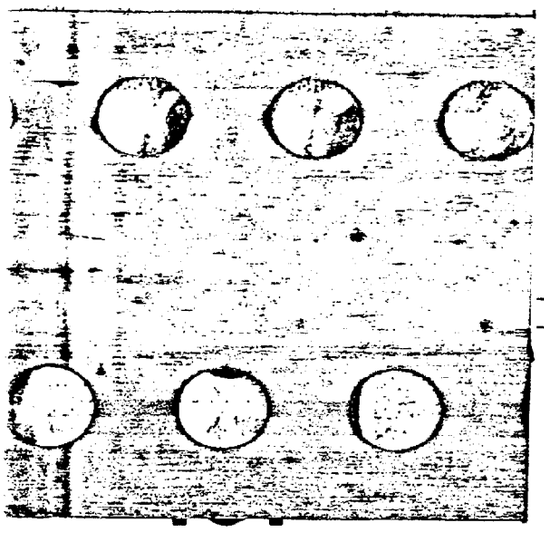
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0239629
IDENTIFICATION REFERENCE

96 OCT 24 PM 1:52
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3316 10/24 0101 03CHECK 181.05





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

RECEIVED OF _____

FOR _____

BOOK 10236 PG 236

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 46500.00
CON TX 172.05
PRFEE 1.00
WDEED 8.00
TOTAL 181.05
CHECK 181.05

10/24/96 01 13:55 0001 3816

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239629
IDENTIF. & REFERENCE

96 OCT 24 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1080792

No. [redacted]