THIS INSTRUMENT PREPARED BY: CLARK H. TIDWELL, 213 FIFTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37219-1901.

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.**
TANYA H. C. PRICHARD	-same-	081-01-068.00
1826 RIVER DRIVE		
Nashville, TN 37218		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) and 00/100 Dollars, cash in hand paid by the hereinafter named Grantee, and the execution of a certain promissory note in the principal amount of Thirty-Three Thousand Four Hundred and 00/100 Dollars ($33,400.00) of even date by the Grantee, the receipt of which is hereby acknowledged, I, **CLARENCE H. WOODWARD**, a single person, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **TANYA HOUSTON CRUTCHFIELD PRICHARD** ("Grantee"), her heirs and assigns, the following described property located in Nashville, Davidson County, State of Tennessee, to wit:

> BEING the southwesterly 70 feet of Lot No. 23 on the Map of Hailey's subdivision of a part of Block No. 5 in G. T. Sheegog's Subdivision at Bordeaux, Tennessee, a plan of which is of record in Book 547, Page 155, of the Register's Office for Davidson County, Tennessee.
>
> SAID 70 feet of Lot No. 23 front 70 feet on the easterly side of River Drive and run back on the northerly line 145 feet more or less to the low water line of the Cumberland River, and run back on the southerly line 146.5 feet more or less, to said low water line of said Cumberland River shows 70 feet thereon.
>
> BEING the same property conveyed to Clarence H. Woodward by deed from Clarence H. Woodward and Margaret W. Jordan, Co-executors of the Estate of Elaine Woodward, deceased, and the heirs and legates of said deceased in accordance with her probated will of record under docket No. 96543 Probate Court of Davidson County, Tennessee; they being: Michael Ray Woodward; Mrs. W. L. Hartley; James Woodward; Harold Woodward; William E. Woodward; Mrs. Vernon Brooks; William S. Woodward; William O. Woodward and Margaret Jordan of record in Book 8459, Page 811, Register's Office for Davidson County.

Said property is conveyed subject to the plan of record in Book 547, page 155, said Register's Office, and the easement of record in Book 2146, page 201, said Register's Office and all other limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 1826 River Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns, forever; and I do covenant with the Grantee 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, except for taxes for 1997; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 3 day of February, 1997.

GRANTOR:

Clarence H Woodward
CLARENCE H. WOODWARD

* * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 65,000.00.

Clarence H Woodward
AFFIANT

Sworn to and subscribed before me this 3rd day of February, 1997.

Linda Gayle Barnes
NOTARY PUBLIC

My Commission Expires: 5-23-98

97 FEB -6 PM 3:21
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0270994

* * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda Gayle Barnes, a Notary Public in and for said County and State, CLARENCE H. WOODWARD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

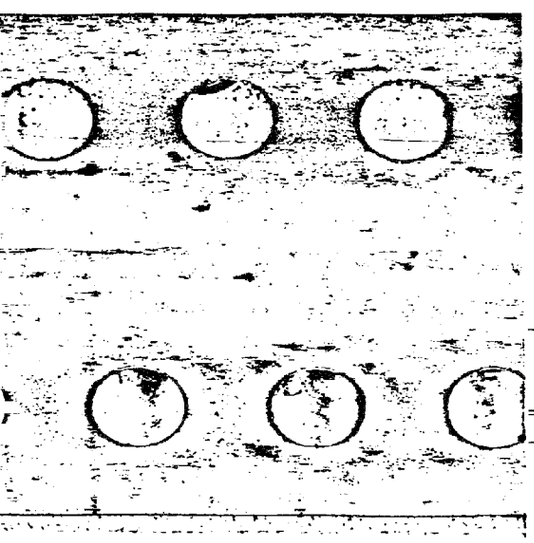
Witness my hand, at office in Nashville, Tennessee on this the 3rd day of February, 1997.

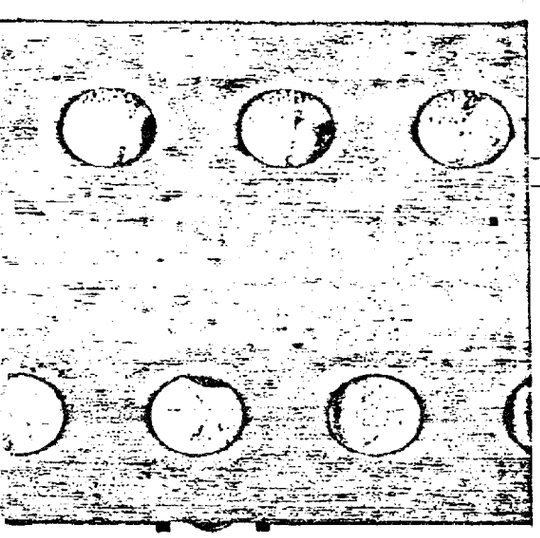
Linda Gayle Barnes
NOTARY PUBLIC

My Commission Expires: 5-23-98

4098 02/06 0800 03CHECK 249-50

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

RECEIVED OF _____

FOR _____

BOOK 10342 PG 952

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

02/06/97 01 15:26 0001 4098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE 0270994

97 FEB -6 PM 3:21

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1114599