Box 28

BOOK 10428 PG 231

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

John W. Woodruff
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd DAY OF April, 19 97

Jo Carol Smith
NOTARY PUBLIC

My Commission expires: 11/22/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JOHN W. WOODRUFF (NAME)	SAME (NAME)	Pt. of 11-13
115 Riverwood Drive (ADDRESS)	(ADDRESS)	
Hendersonville TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

VAN E. HAMLETT, AN UNMARRIED PERSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOHN W. WOODRUFF AND WIFE, ANN M. WOODRUFF

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

2307 04/23 0101 03 MTD 15.00

Being part of the same property conveyed to VAN E. HAMLETT AND WIFE, VIRGINIA C. HAMLETT by deed from Willie Mae Binkley Fields and Gertrude Binkley Greer, of record in Book 3983, page 550, Register's Office for Davidson County, Tennessee. The said Virginia C. Hamlett having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "B")

97 APR 23 PM 1:51

IDENTIFICATION EVIDENCE

02971 64

unimproved ( )
This is improved (X) property, known as Greer Road, Goodlettsville, TN 37072
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 21st day of April, 19 97.

Van E. Hamlett
VAN E. HAMLETT

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10426 PG 232

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named VAN E. HAMLETT, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 21st day of April, 19 97.

My Commission expires:
11/28/98

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

EXHIBIT "A" BOOK 10426 PG 233

LEGAL DESCRIPTION

TRACT 7

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 18, 1997 and known as Job #960306 and being more particularly described as follows:

Beginning at a point in the center of a 50' radius cul-de-sac, which is at the northwesternmost terminus of a 50' Ingress-Egress, Utility and Private Water Line Easement, said point of beginning is also 1,773.43' northwesterly from the northwesterly margin of Greer Road; thence, leaving the center of said cul-de-sac, N 25 degrees 17 minutes 02 seconds E 807.12' to an iron pin; thence, S 86 degrees 00 minutes 00 seconds E 97.14' to an iron pin; thence, S 03 degrees 31 minutes 01 seconds E 610.07' to an iron pin; thence, S 59 degrees 55 minutes 54 seconds W 488.80' to an iron pin in the center of the said 50' Ingress-Egress, Utility and Private Water Line Easement; thence, with the center of said easement, N 22 degrees 30 minutes 50 seconds W 141.71' to the point of beginning containing 5.01 Acres more or less.

Together with a 50 foot ingress-egress, utility and private water line easement, of record in Book 10424, page 432, Register's Office for Davidson County, Tennessee, and;

Together with a 20 foot easement for placement of private water meters along Greer Road, of record in Book 10424, page 436, Register's Office for Davidson County, Tennessee.

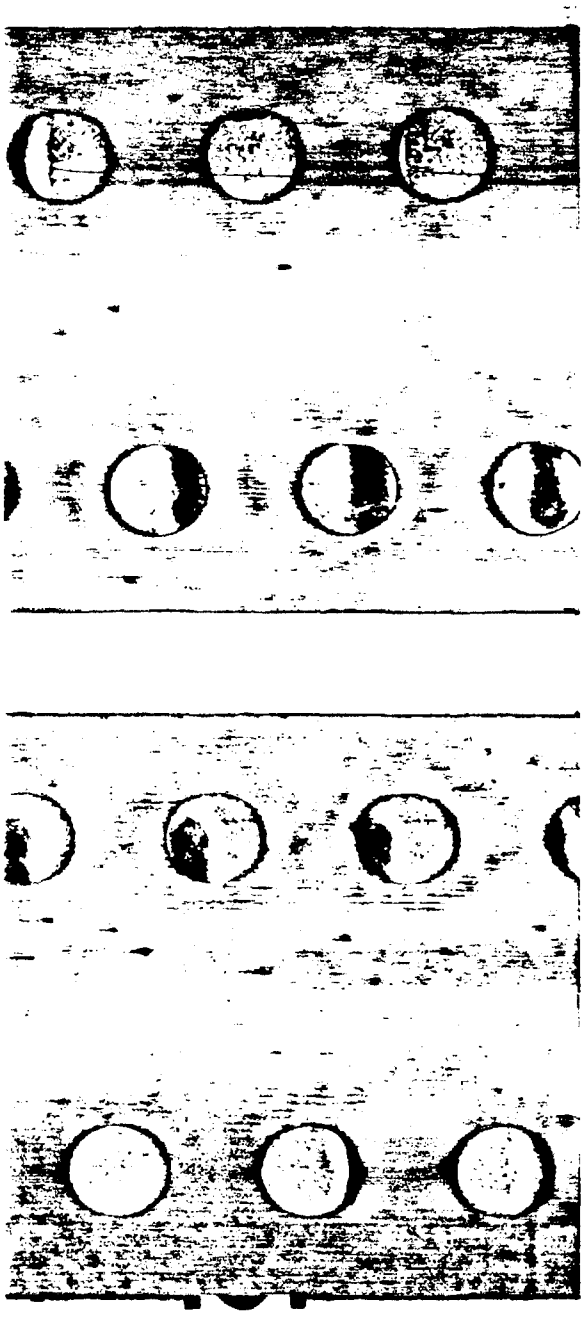
RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "B"

1. Metro taxes for 1997, a lien, but not yet due and payable.

2. A 50 foot ingress-egress, utility and private water line eastment, of record in Book 10424, page 432, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 10424, page 441, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10426 PG 235

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 24000.00
CON TX 88.80
PRFEE 1.00
WDEED 16.00
TOTAL 105.80
CHECK 105.80

04/23/97 01 13:50 0001 2507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297164

IDENTIFICATION REFERENCE

97 APR 23 PM 1:52

REGISTER
DAVIDSON COUNTY, TN

No. 1142635