Box 50-B

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Stephen D. Woodard
1017 Woodmont Blvd.
Nashville, Tennessee 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Regions Mortgage, Inc.
605 South Perry St.
Montgomery, AL 36104

MAP **118-9**
GROUP
PARCEL **65**

WARRANTY DEED

BOOK 10511 PG 544

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael D. Shaw and wife, Janette F. Shaw** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Stephen D. Woodard and wife, Susan Sanders Woodard**, 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 Lot No. 33, of the Leonte Subdivision of Lots Nos. 17, 18, 19, 24, 25, and 26, in Noelton, not of record, described according to a survey made by W.B.Southgate, March, 1938, as follows:
>
> Beginning on the southerly margin of Woodmont Avenue, at a point 500 feet east of the easterly margin of the Granny White Road, said point being the corner of Lots Nos. 32 and 33; thence with the line between said two lots, southwardly 196 feet to the common corner of Lots Nos. 32, 33, 50 and 51; thence with the line between Lots Nos. 33 and 50, eastwardly 100 feet to the common corner of Lots Nos. 33, 34, 49, and 50; thence with the line between Lots Nos. 33 and 34, northwardly 194 feet to the southerly margin of Woodmont Avenue; thence with said Avenue westwardly 100 feet to the beginning.
>
> Being the same property conveyed to Michael D. Shaw and wife, Janette F. Shaw by deed from David Knox Baldwin and Martha Lynn Baldwin dated , of record in Book 8881, page 367, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

This is improved property known as 1017 Woodmont Blvd., Nashville, Tennessee 37204.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 27th day of June, 1997.

BOOK 10511 PG 545

Michael D. Shaw

Janette F. Shaw

Janette F. Shaw

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael D. Shaw and wife, Janette F. Shaw**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of June, 1997.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/18/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $205,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of June, 1997.

~~R. Francene Kavin~~
NOTARY PUBLIC

My Commission Expires: ~~12/18/2000~~ July 1, 2000

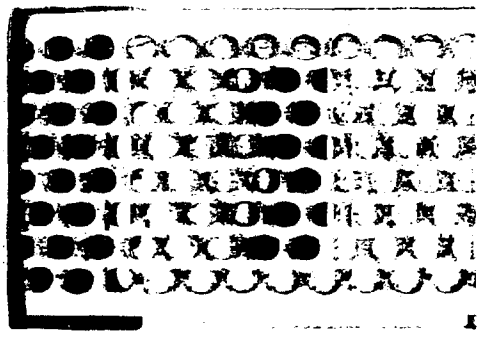
97 JUL -1 AM 8:00

FELIX E. ATKINSON
REGISTER
DAVIDSON COUNTY, TN.

032479

IDENTIF. & REFERENCE

9218 07/01 0101 03CHECK 765.50



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

RECEIVED OF _____

FOR _____

BOOK 10511 PG 546

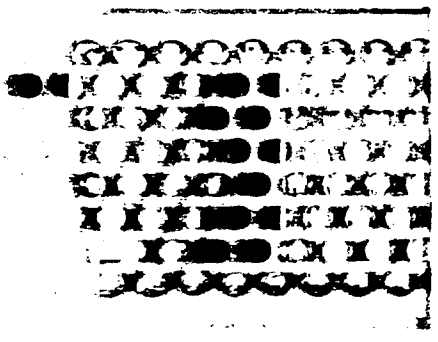
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 205000.00
CON TX 758.50
PRFEE 1.00
WDEED 8.00
TOTAL 767.50
CHECK 767.50

07/01/97 01 08:03 0001 9218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03214479

IDENTIF. ↑ REFERENCE

97 JUL -1 AM 8:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1168806