THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10556 PG 790

OUR FILE NUMBER: R-6410

MAP/GROUP/PARCEL
072-12-0/039.00

NEW OWNER'S NAME AND ADDRESS:
Michael T. Woodard
135 Piedmont Avenue
Nashville, Tennessee 37216

3052 08/05 0101 03CHECK 217.31

SEND TAX BILLS TO:
First American National Bank
First American Center
Nashville, Tennessee 37237

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Ronald Eugene Fry and wife, Elizabeth D. Fry, hereinafter called Grantors, do hereby transfer and convey unto Michael T. Woodard, unmarried, his heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 106 on the Map of Waters Place of record in Book 332, Page 136 and 137, Register's Office for said County, as follows:
>
> SAID Lot No. 106 fronts 50 feet on the northerly side of Piedmont Avenue and runs back between parallel line 150 feet to an alley.
>
> The subject property is improved property commonly known as 135 Piedmont Avenue, Nashville, Tennessee.
>
> BEING the same property conveyed to grantors herein by deed of record in Book 10050, Page 568, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Ronald Eugene Fry

Elizabeth D. Fry

97 AUG -5 PM 9:15

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

03...

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Ronald Eugene Fry and wife, Elizabeth D. Fry, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 29th day of July, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

, The actual consideration or value whichever is greater for this transfer is $56,300.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of July, 1997.

NOTARY PUBLIC

My Commission Expires:
2-3-98

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10556 PG 792

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	~~58300.00~~
			CON TX	208.31
			PRFEE	1.00
			WDEED	8.00
			TOTAL	217.31
			CHECK	217.31
08/05/97	01		09:14 0001	3052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0334061

IDENTIF. # REFERENCE

97 AUG -5 AM 9:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1182661