BOOK 10734 PAGE 580

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,000.00

Jacqueline Michelle Cribbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 1997

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES October 7, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lyle W. Cribbs	Suntrust Bank, Nashville, N.A.	23-136
(NAME)	(NAME)	
5434 Lickton Pike	P. O. Box 305110	23-148
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37230-5110	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Darryl W. Woodard and wife, Wendy G. Woodard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lyle W. Cribbs and wife, Jacqueline Michelle Cribbs

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, State of Tennessee, described as follows: to wit:

Tract No. 1:
Being the same property conveyed to Darryl W. Woodard and wife, Wendy G. Woodard by Deed of record in Book 8325, Page 319, and by Quitclaim Deed of Correction of Record in Deed Book 10053, Page 82, Register's Office for Davidson County, Tennessee.

Tract No. 2:
Being the same property conveyed to Darryl W. Woodard and wife, Wendy G. Woodard by Quitclaim Deed from Lawrence W. Woodard and Margaret Joyce Woodard by Quitclaim Deed of even date of record in Book 10734, Page 577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is unimproved / improved XX property, known as 5434 Lickton Pike (House Number) (Street) Goodlettsville, TN 37072 (P. O. Address) (City or Town) (Postal 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; and we 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 hand s this 19th day of December, 1997

Darryl W. Woodard

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,

Darryl W. Woodard and wife, Wendy G. Woodard

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, this 19th day of December, 19 97

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of December 19 97

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

1303726

97 DEC 29 AM 9:21

DAVIDSON COUNTY, TN.

5108 12/29 0101 03CHECK 638.30

LEGAL DESCRIPTION EXHIBIT "A"

Land in Davidson County, State of Tennessee, described as follows: to wit:
TRACT NO. 1:
BEGINNING at a point in the southerly boundary line of M. C. Webb, Jr., (DB 2643, PG 125, RODCTN) and being N. 64 deg. 14 min. 31 sec. W 828.07 feet and N. 67 deg. 10 min. 27 sec. W. 247.76 feet from an iron pin set in the westerly margin of Lickton Pike, a corner to said Webb; thence from said BEGINNING POINT S. 13 deg. 18 min. 30 sec. W. 246.00 feet to an iron pin; thence N. 67 deg. 10 min. 27 sec. W. 900.00 feet to an iron pin set in the line of Kirk C. Waite (DB 7086, PG 299 RODCTN); thence with said property line N. 13 deg. 18 min. 30 sec. E. 246.00 feet to an iron bar in the line of said Webb; thence with the line of Webb S. 67 deg. 10 min. 27 sec. E. 900.00 feet to the beginning, containing 5.013 acres, more or less, as surveyed by Tommy E. Walker, Surveyor, on 03-25-91.

Included in this conveyance is a right-of-way easement leading from Lickton Pike, 12' feet in width, and joining the within described property for the purposes of ingress and egress as recorded in Deed Book 8325, Page 319, Register's Office for Davidson County, Tennessee.

TRACT NO 2:

Land in Davidson County, Tennessee, being the remaining property of Lawrence W. Woodard and wife, Margaret H. Woodard in Deed Book 6962, Page 563, Register's Office for Davidson County, Tennessee, Described according to a Survey by Tommy E. Walker, Surveyor, on March, 25, 1991.

BEGINNING at a point in the southerly boundary line of M.C. Webb, Jr., (DB 2643, PG 125 R.O.D.C., TN) and being North 64 degrees 14' 31" West 828.07 feet from an iron rod on the western margin of Lickton Pike, a corner to said Webb; thence from said beginning point; South 27 deg. 18' 09" West 149.77 feet to an iron rod; thence, South 27 deg. 43' 48" West 150.75 feet to a car axle; thence, North 68 deg. 45' 05" West 1068.45 feet to an iron flat bar; thence, North 13 deg. 18' 30" East 87.52 feet to an iron rod; thence South 67 deg. 10' 27" East 900.00 feet to an iron rod; thence, North 13 deg. 18' 30" East 246.00 feet to an iron rod; thence, North 67 deg. 10' 27" West 247.76 feet to the point of beginning; containing 2.99 acres more or less.

ALSO conveyed herein is a right-of-way easement leading from Lickton Pike, 12' feet in width, and joining the within described property for the purposes of ingress and egress as recorded in Book 8325, Page 319, Register's Office for Davidson County, Tennessee.

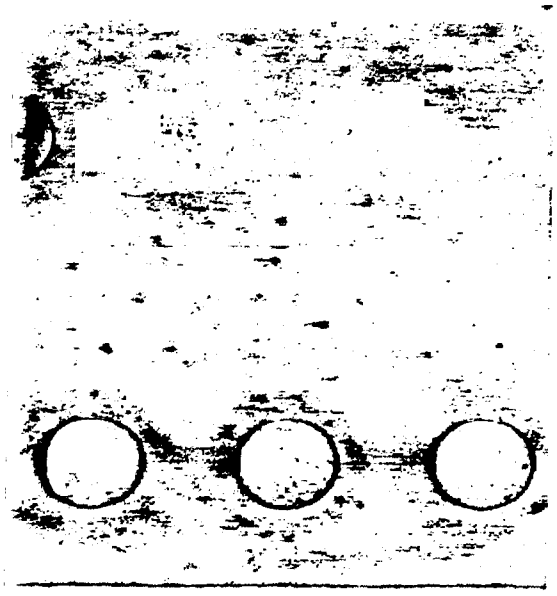
Tract No. 1:
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Tract No. 2:
Being the same property conveyed to Darryl W. Woodard and wife, Wendy G. Woodard by Quitclaim Deed from Lawrence W. Woodard and Margaret Joyce Woodard by Deed of even date of record in Book 10734, Page 577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

Darryl W. Woodard

Wendy G. Woodard



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

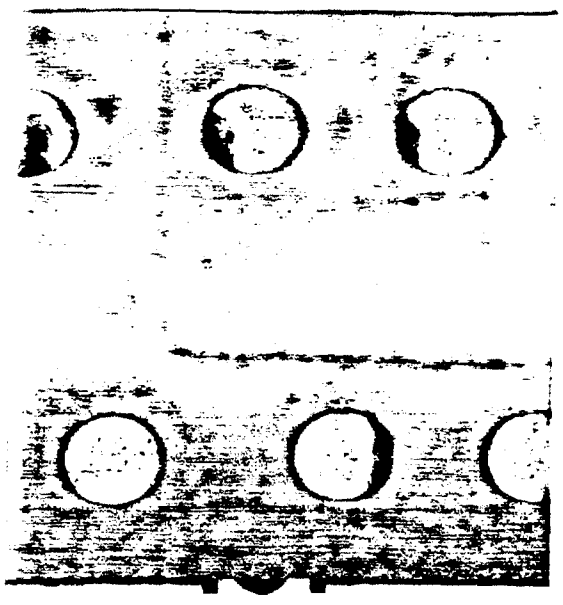
RECEIVED OF _____

FOR _____

BOOK 10734 PG 583

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 169000.00
CON TX 625.30
PRFEE 1.00
WDEED 12.00
TOTAL 638.30
CHECK 638.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12-29-97 09:20 0001 5108

0383726

IDENTIFICATION REFERENCE

97 DEC 29 AM 9:21

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

No. 1235820