Mail

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

OUR FILE NUMBER: 6896

BOOK 10804 PG 596

MAP/GROUP/PARCEL
052-06-0/063.00

NEW OWNER'S NAME AND ADDRESS:
Alex and Luz Morales
709 Florence Circle
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Timothy O. Woodard and wife, Sandra Lynn Woodard, hereinafter called Grantors, do hereby transfer and convey unto Alex Morales and wife, Luz Morales, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of Madison Heights, Section 1, of record in Book 1424, Page 6, Register's Office for said County.

SAID Plan shows Lot No. 22 fronts 100 feet on the easterly margin of Florence Circle (formerly Florence Avenue) and extends back 420 feet on the southerly line and 410 feet on the northerly line to a line in the rear measuring 100.6 feet thereon.

The subject property is improved property commonly known as 709 Florence Circle, Madison, Tennessee.

BEING the same property conveyed to Timothy O. Woodard herein by deed of record in Book 7647, Page 565, Register's Office for Davidson County, Tennessee.

Sandra Lynn Woodard, wife of Timothy O. Woodard, joins in the conveyance of this property for the purpose of conveying any interest, marital or otherwise, which she may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees 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 Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Timothy O. Woodard

Timothy O. Woodard

Sandra L. Woodard

Sandra Lynn Woodard

04033597
98 FEB 23 PM 1:46
RECEIVED + RECORDED
DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 10804 PG 597

PERSONALLY appeared before me, the undersigned authority, Timothy O. Woodard and wife, Sandra Lynn Woodard, 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 13th day of February, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $85,000.00.

AFFIANT

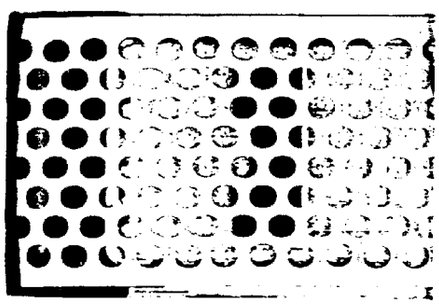
Sworn to and subscribed before me, this the 13th day of February, 1998.

NOTARY PUBLIC

My Commission Expires: 4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

6501 02/23 0101 03CHECK 322.



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

RECEIVED OF _____

FOR _____

BOOK 10804 PG 598

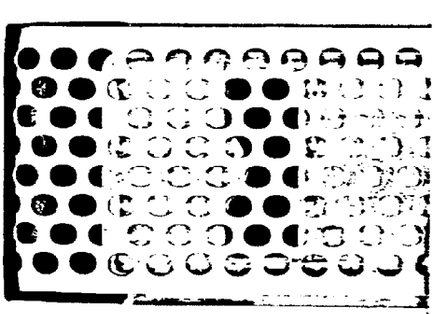
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
MDEED 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 323.50
LFELN 323.50

02/23/98 01 13P45 0001 6501



0403597
IDENTIFICATION REFERENCE

98 FEB 23 PM 1:46

DAVIDSON COUNTY TN

No. 1256983