WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 19 98

Notary Public

MY COMMISSION EXPIRES AT 3/23/2002
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

My Commission Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph F. ~~Xxxxxx~~ Lowrey (NAME)	North American Mortgage Co. (NAME)	MAP 34
1503 Monticello Avenue (ADDRESS)	3883 Airway Drive (ADDRESS)	GROUP 9
Madison, TN 37115 (CITY) (STATE) (ZIP)	Santa Rosa, CA 95403 (CITY) (STATE) (ZIP)	PARCEL 14.00

FOR AND 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, Tony Lynn Woodard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND ~~BY~~ THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph F. ~~Xxxxxx~~ Lowrey

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:

SEE ATTACHED EXHIBIT A

98 NOV -3 PM 2:28
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

0507849
IDENTIF. ↑ REFERENCE

unimproved ( )
This is improved (X) property, known as 1503 Monticello Avenue, Madison, TN 37115
(House Number) (Street) (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 my hand this 30th day of October, 19 98

Tony Lynn Woodard

Tony Lynn Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony Lynn Woodard

the bargainor _____, with whom I am personally acquainted or proved to me on 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 Madison, Tennessee, this 30th day of October, 98.

Commission expires 3-23-2002

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

My Commission Expires MAR. 23, 2002

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, described as follows: Being part of Lot Nos. 28 and 30 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, described as Tract 7 on the unrecorded survey showing a division of a part of said lots for Clyde Loftis, made by N. G. Jenkins, Surveyor dated April 4, 1959, as follows:

Beginning at a point in the centerline of Monticello Drive or Avenue at a corner of Lots 7 and 8; being 170.5 feet northwest from the centerline of Monticello Drive; thence with the line between Tracts 7 and 8, South 89 degrees 12 minutes East 248 feet, more or less to a point; thence northerly 66 feet; more or less, to a corner of Tracts 6 and 7; thence with the line between said tracts, North 88 degrees 57 minutes west 273.3 feet to the center line of Monticello Drive or Avenue; thence with the centerline of same, southeasterly 74 feet, more or less, to the point of beginning.

Being the same property conveyed to James E. Woodard and wife, Linna Marelle Woodard by deed from Ottis C. Dixon and wife, Dorothy O. Dixon, of record in Book 3642, Page 510, Register's Office for Davidson County, Tennessee. The said James E. Woodard having since died on November 3, 1989 and the said Linna Marelle Woodard having since died on November 5, 1993 devising her Estate to her son, Tony Woodard by Will of record in Book 10043, Page 402, said Register's Office.

1980 11/03 0101 03CHECK 208.14

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

RECEIVED OF _____

FOR _____

BOOK 11185 PAGE 987

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 52200.00
				CON TX 193.14
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 208.14
				CHECK 208.14
			11/03/98 01	14:28 0001 1980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0507849
IDENTIF. & REFERENCE

98 NOV -3 PM 2:28
BILL GAL[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1367125