BOOK 11463 PG. 79

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 109
First American Center
Nashville, TN 37238-0109

ADDRESS NEW OWNER:
John L. Woodall and wife,
Judy O'Guin-Woodall
P.O. Box 270843
Nashville, Tennessee 37227

MORTGAGEE:

SEND TAX BILL:
To Owner

MAP AND PARCEL:
Map 60-13
Group
Parcel 110

SPECIAL WARRANTY DEED

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 of which is hereby acknowledged, **Heritage Credit Union**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John L. Woodall and wife, Judy O'Guin-Woodall**, 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:

175.55

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Trinity Hills, Section One, Second Addition, as of record in Book 4175, page 79, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Combs Drive, the common corner of Lots Nos. 98 and 99, thence along said margin easterly 45.5 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly a distance of 36.1 feet to a concrete monument in the westerly margin of Silas Drive; thence along said margin northerly 87.3 feet to a point, the common corner of Lots Nos. 99 and 100; thence along the common line between said lots westerly 81.2 feet to a concrete monument; thence North 52° 19' 13" West 13.0 feet to the common corner between Lots Nos. 98 and 99; thence along the common line between said lots southerly 116.9 feet to the point of beginning.

BEING the same property conveyed to Heritage Credit Union, by Substitute Trustee's Deed from Thomas W. Lawless, Substitute Trustee, as of record in Book 11394, page 703, Register's Office for Davidson County, Tennessee.

This is improved property known as 2649 Combs Drive, Nashville, TN 37207.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John L. Woodall and wife, Judy O'Guin-Woodall, their heirs and assigns, forever; and Heritage Credit Union, does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its successors, assigns 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 claiming under or through the Grantor, but not further nor otherwise.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of April, 1999.

HERITAGE CREDIT UNION

By: _____
John A. Lund, Branch Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared **John A. Lund**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Branch Manager (or other officer authorized to execute the instrument) of Heritage Credit Union, the within named bargainor, a corporation, and that he as such Branch Manager, executed the within instrument for the purposes stated therein by signing the name of the corporation by himself as such Branch Manager.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of April, 1999.

_____
NOTARY PUBLIC

My Commission Expires: ~~My Commission Expires SEPT. 29, 2001~~

THOMAS W. LAWLESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $43,500.00.

Judy O'Quinn-Woodall
AFFIANT

Subscribed and sworn to before me this 29th day of April, 1999.

Thomas W. Lawless
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEP

THOMAS W. LAWLESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0582721
99 MAY -5 AM 8:21
MAIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11463 PG. 82

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0582721

IDENTIFICATION REFERENCE

99 MAY -5 AM 8:21

ALL TAXES PAID
DAVIDSON COUNTY, TN.

CO [illegible] 435.00
CO TX 1.65
PRFEE 1.00
MISC 10.00
CFEE 2.00
TOTAL 175.95
CHECK 175.95
09:25 0001 1520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456202