PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 41034
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Warren W. Woodring Elizabeth S. Woodring 6421 Worchester Drive Nashville, TN 37221	Union Planters Bank, N.A. 1 Burton Hills Blvd. Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 157-67

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 447,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James A. Stein, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Warren W. Woodring and spouse, Elizabeth S. Woodring,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 45 on the Plan of Devonshire Manor, Section One, of record in Plat Book 5200, pages 122 & 123, Register's Office for said County.

SAID Lot No. 45 fronts 200.27 feet on the southerly margin of Worchester Drive and extends back 236.32 feet on the easterly line and 228.0 feet on the westerly line to a dead line in the rear, measuring 165.23 feet thereon.

BEING the same property conveyed to James A. Stein and wife, Margaret F. Stein by deed from James F. Harwell and wife, Jane Harwell of record in Book 5364, page 368, Register's Office for Davidson County, Tennessee. The said Margaret F. Stein has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Pages 122 & 123, said Register's Office, which Plan shows a 60 foot minimum building setback line from Worchester Drive, together with a designated building site and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and areas labeled No. 1 and 2 for sanitary sewer soil absorption along the rear portion of said lot.

This is improved property, known as: 6421 Worchester Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of July, 1999.

James A. Stein

State of Tennessee
County of Davidson

On this 23rd day of July, 1999, before me the undersigned authority, personally appeared **James A. Stein**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-29-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 447,000.00

Affiant

Sworn and subscribed before me on the 23rd day of July, 1999.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-29-2000

06157.19
IDENTIF. → REFERENCE

99 JUL 26 PM 12:31
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11587 PG. 281

[illegible]
[illegible] 457[illegible].00
TOWN TAX 1[illegible]3.70
PROBATE 1.00
MISCELLANEOUS 5.00
CFEE 2.00
TOTAL 1[illegible]4.70
CHECK 1[illegible]4.70
[illegible] 12:[illegible] 0[illegible] 6827

99 JUL 26 PM 12:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

061719
IDENTIF. ↑ REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495108