Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 225
Brentwood, TN 37027

Instr:200004030033271 Page: 1 OF 3
REC'D FOR REC 04/03/2000 5:53:48PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $222.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas M. Russell and wife, Connie Russell** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **Billy Wayne Woodard** (hereinafter referred to as "Grantees"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 31 day of March, 2000.

Douglas M. Russell
Douglas M. Russell

Connie Russell
Connie Russell

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Douglas M. Russell and wife, Connie Russell** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 31 day of March, 2000.

Ginny L Katricka
Notary Public

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $60,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31 day of March, 2000.

Notary Public

My Commission Expires: _____

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: Map 60-11-0-A-4.00CO

ADDRESS NEW OWNER:
106 Timberline Court
Nashville, TN 37207

SEND TAX BILLS TO:
SAME

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 4 on the Plan of Pine Ridge Subdivision, Section 1, as of record in Book 6900, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Douglass M. Russell and wife, Connie Russell from Jack Kemp, Secretary of Housing and Urban Development by Cash Deed dated August 15, 1991 and recorded August 25, 1991 in Book 8427, Page 926, Register's Office for Davidson County, Tennessee.