Instr:200004100035762 Page: 1 OF 2
REC'D FOR REC 04/10/2000 11:56:38AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $481.00

BOX #14A
G#13407-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

James Matthews Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2000

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
JAMES MATTHEWS WOODARD (NAME)	SUNTRUST MORTGAGE, INC. (NAME)	MAP 104-15-0
2606 Woodlawn Avenue (ADDRESS)	P. O. Box 79041 (ADDRESS)	PARCEL 364.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041 (CITY) (STATE) (ZIP)	FB #07DA-03650

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~~ I, MAUREEN R. GREGORY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES MATTHEWS WOODARD, UNMARRIED

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:

LAND in Davidson County, Tennessee, being the westerly 50 feet of the southerly half of Lot No. 20 on the Plan of BelAir, as of record in Book 332, Page 6, Register's Office for said County.

SAID part of said Lot fronts 50 feet on the northerly side of Woodlawn Avenue (formerly known as Belair Avenue) and runs back between parallel lines measuring 192 feet to a dead line.

BEING the same property conveyed to Henry R. Gregory and wife, Maureen R. Gregory, by Deed from H. B. Gregory, unmarried, of record in Book 3219, Page 351, Register's Office for Davidson County, Tennessee. The parties having since been divorced and Henry R. Gregory having conveyed his interest to Maureen R. Gregory to create in her absolute ownership in fee simple by Quitclaim Deed of record in Book 5010, Page 506, said Register's Office. And further conveyed to Peggy M. Hyde with a life estate retained therein for Maureen R. Gregory, unmarried, by Quitclaim Deed of record in Book 11756, Page 954, said Register's Office. The said Peggy M. Hyde having since conveyed her interest to Maureen R. Gregory by Quitclaim Deed of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 200004070035280.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2606 Woodlawn Avenue, Nashville, TN 37212
(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 10th day of April, 2000

Maureen R. Gregory
MAUREEN R. GREGORY

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 MAUREEN R. GREGORY, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 10th day of April, 2000.

Commission expires May 27, 2001

NOTARY PUBLIC AT LARGE

Notary Public

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, a _____, 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 _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.