Davidson County DEEDWARR
Recvd: 12/08/00 14:48 3pgs
Fees:15.00 Taxes:495.80

20001208-0121293

63

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 134000.00

Affiant

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

My commission expires:

Notary Public

GIB VAN ERP HAYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

# WARRANTY DEED

| Address of New Owner & Send Tax Bills to: | Prepared By: TRANSCONTINENTAL TITLE CO. 2630 ELM HILL PIKE STE 100 NASHVILLE, TN 37214 |
|---|---|
| 1407 SEIGLER ST. NASHVILLE, TN 37203 | Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214 |

map & parcel no. 093-13-0/260.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

JAMES A. WOODING , A WIDOWED MAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

BARBARA WASHINGTON AND HUSBAND, LORENZO WASHINGTON

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING THE WESTERLY HALF OF LOT 21, ON THE PLAT OF SIGLER'S ADDITION OF RECORD IN PLAT BOOK 1, PAGE 4, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE; FRONTING 50 FEET ON THE SOUTHERLY MARGIN OF SIGLER STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 205 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. WOODING AND WIFE, MARY LUCILLE WOODING, BY WARRANTY DEED FROM RONALD A. WOODING AND WIFE, BRENDA B. WOODING, DATED JANUARY 7, 1983, AND RECORDED JANUARY 11, 1983 IN BOOK 5991, PAGE 237, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

***MARY LUCILLE WOODING IS HEREBY DECEASED ON SEPTEMBER 21, 1997***

Property Address: 1407 SEIGLER ST., NASHVILLE, TN 37203

This conveyance is made subject to:

1. 2000 taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book 1_____, page 4_____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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

WITNESS my hand this 31ST day of OCTOBER, 2000.

Ralph S

WITNESS-

X James A. Wooding

JAMES A. WOODING

WITNESS-

State of Tennessee
County of DAVIDSON

On this 31ST day of OCTOBER, 2000, before me personally appeared James A. Wooding to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.

My Commission expires:

GIB VAN D.R. HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Commission Expires

Gib Van D.R. Heyden

Notary Public

# WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

Exhibit "A"

BEING THE WESTERLY HALF OF LOT 21, ON THE PLAT OF SIGLER'S ADDITION OF RECORD IN PLAT BOOK 1, PAGE 4, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE; FRONTING 50 FEET ON THE SOUTHERLY MARGIN OF SIGLER STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 205 FEET TO AN ALLEY.

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James A. Wooding