RETURN TO:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138
1039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $127,000.00.

Subscribed and sworn to before me, this 14th day of September, 2001.

NOTARY PUBLIC AT LARGE

My Commission Expires: My Commission Expires November 24, 2001

Affiant

Notary Public

Davidson County DEEDWARR
Recvd: 09/20/01 14:04 2pgs
Fees:13.00 Taxes:469.90

20010920-0102219

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TENNESSEE 37138

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
STEPHANIE L. WOODARD and husband, LESLIE A. WOODARD 3841 WOODWARD NASHVILLE, TN 37207 MAP & PARCEL NO. 059-11-0/121.00	COUNTRYWIDE HOME LOANS, INC. P. O. BOX 670009 DALLAS, TX 75267-0009

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROY HOBSON and wife, JANET D. HOBSON,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

STEPHANIE WOODARD and husband, LESLIE A. WOODARD,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 410, on the Plan of Section 3, Haynes Manor, of record in Book 4175, page 11, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Roy Hobson and wife, Janet D. Hobson, by deed from Rickey N. McCurry and wife, Sandra Lanier McCurry, dated May 28, 1993 and filed of record on June 2, 1993, in Book 8966, page 754, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2001, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 4175, PAGE 11; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 4228, PAGE 685, AS AMENDED IN BOOK 4243, PAGE 869; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 3841 WOODWARD DRIVE, NASHVILLE, TN 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 14TH DAY OF SEPTEMBER, 2001.

ROY HOBSON

JANET D. HOBSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of September, 2001, before me personally appeared Roy Hobson and wife, Janet D. Hobson, to me known to be the person 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 their free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE

My Commission Expires:

My Commission Expires November 24, 2001

Notary Public

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WARRANTY DEED

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