30X17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/02 14:12 2pgs
Fees:13.00 Taxes:98.05

20020524-0063637

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER AS $ 26,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 3-26-05
(AFFIX SEAL)

PHYLLIS KESNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodbine Community Organization (NAME)	same (NAME)	MAP 119-1
222 Oriel Avenue (ADDRESS)	(ADDRESS)	PARCEL 407
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Helen B. Shacklett, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Woodbine Community Organization

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:

Tract 1:
Land in Davidson County, Tennessee, being the westerly 27 feet of Lot No. 65 on the Map of Overhill City and W. H. Fox Subdivision, as of record in Book 332, page 21, said Register's Office.

Said part of Lot No. 65 fronts 27 feet on the north side of Valeria Street and runs back between parallel lines, 150 feet to an alley shown on said plan.

Tract 2:
Land in Davidson County, Tennessee, being the easterly 23 feet of Lot No. 65 on the Map of Overhill City and W. H. Fox Subdivision, as of record in Book 332, page 21, said Register's Office.

Said part of said lot fronts 23 feet on the north side of Valeria Street and runs back between parallel lines, 150 feet to an alley shown on said plan,

Tract 1:
Being the same property conveyed to Helen B. Shacklett by deed from David W. Shacklett of record in Book 8534, page 938, Register's Office for Davidson County, Tennessee.

Tract 2:
Being the same property conveyed to Helen B. Shacklett by deed from David W. Shacklett of record in Book 8534, page 937, and corrected in Instrument No. Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 226 Valeria Street, Nashville, TN 37210
(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 15th day of May, 2002

Helen B. Shacklett By: Roy Stephen Shacklett Attorney-in-Fact
Helen B. Shacklett
by Roy Stephen Shacklett by Power of Attorney of record in

Instrument No. 20020520-0061348 Register's Office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
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, and corporation, 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 corporation, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On May 14, 2002, before me personally appeared Roy Stephen Shacklett to me known to be the person who executed the foregoing instrument in behalf of Helen B. Shacklett and acknowledged that he executed same as the free act and deed of said Helen B. Shacklett for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 2002.

My Commission Expires:

3-26-05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 332, page 21, said Register's Office.

Taxes for the year 2002 are prorated and assumed by the Grantee herein.

The legal description is the same as the previous deeds of record.