Return
SMITH • SHOLAR • ASSOCIATES • PLLC •
P. O. Box 663
Gallatin, TN 37066

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of May, 2002.

Notary Public

My Commission Expires: 1-22-06

CAROLYN BARKER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/11/02 10:45 2pgs
Fees:13.00 Taxes:1106.30
20020611-0070765

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kenneth J. Woodard and Carma C. Woodard
4420 Curtiswood Circle
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 132-10-25

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Howard Richard Clark, Jr.,** hereinafter referred to as Grantors, hereby transfer and convey to **Kenneth J. Woodard, II and wife, Carma C. Woodard,** hereinafter referred to as 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 Lot No. 5 on the Plan of Curtiswood Estates, as of record in Book 2331, page 40, Register's Office for Davidson County, Tennessee of which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Howard R. Clark and wife, Helen O. Clark by Warranty Deed from Hardcastle Construction Company, Inc., of record in Book 2640, page 125, Register's Office for Davidson County, Tennessee.

Howard R. Clark having since died leaving Helen O. Clark as sole beneficiary, Helen O. Clark, having remarried and taken the name of Helen Oliver Tanksley but her second husband predeceased her and now having died, title passed to Howard Richard Clark, Jr., by Testamentary disposition Probate Case 99P-1965.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 2331, Page 40, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 2336, Page 271 and by deed of correction in Book 2438, Page 350, as amended in Book 2440, Page 65, and re-recorded in Book 2440, page 231, Register's Office for Davidson County, Tennessee.

4. Subject to a Bill of Sale to Nashville Suburban Utility District of record in Book 2504, page 381, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4420 Curtiswood Circle, Nashville, Tennessee 37204.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 31st day of May, 2002.

Howard Richard Clark, Jr.

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Richard Clark, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2002.

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. MY COMMISSION EXPIRES AUG. 14, 2005

Notary Public

My Commission Expires