BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$5,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2002. Notary Public MY COMMISSION EXPIRES: **OCTOBER 25, 2003.** (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/10/02 12:09 2pgs
Fees:13.00 Taxes:18.50
20020710-0083025

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT E. WOODARD, ET UX	**SAME**	**127-10-0-009.00**
(NAME) **8934 OLD CHARLOTTE PIKE**	(NAME)	
(ADDRESS) **PEGRAM, TN 37143**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, JULIA C. CHRISTIANSEN F/K/A JULIA POTTER,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT E. WOODARD AND WIFE, GLADYS L. WOODARD,** 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 Lot No. 18 on the Plan of Section One, Merrymount Acres, as of record in Book 3700, page 17, Register's Office for said County, being described as follows:

Beginning at a point in the southerly margin of U.S. Highway 70 and U.S. Highway 70S, the common front corner of Lots 18 and 19; thence with the southerly margin of said Highways eastwardly 258.00 feet to a point, the common front corner of Lots 17 and 18; thence southwardly along the line between said Lots 17 and 18, 215.7 feet to a concrete monument; thence North 74° 59' West 221.77 feet to a concrete monument, the common rear corner of Lots 18 and 19; thence northwardly along the line between Lots 18 and 19, 205.0 feet to the point of beginning.

Being the same property conveyed to James D. Potter and wife, Julia Potter, from Cecil F. Fox and wife, Sara P. Fox by deed of record in Book 3917, page 959, Register's Office for Davidson County, Tennessee. The said James D. Potter having since died.

Allan Bob Christiansen joins in this conveyance to convey any right, title and interest he may have in said property by virtue of his marriage to Julia C. Christiansen.

Julia C. Christiansen, Julia C. Potter Christiansen, and Julia Potter are one and the same person.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved( ) property, known as **U. S. HIGHWAY NO. 70, NASHVILLE TN**
(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 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 our hands this **10th** day of **JULY, 2002.**

JULIA C. POTTER CHRISTIANSEN

ALLAN BOB CHRISTIANSEN

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 **JULIA C. POTTER CHRISTIANSEN and ALLAN BOB CHRISTIANSEN**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **July, 2002.**

Commission expires: October 25, 2003.

Notary Public