| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 19498** | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 27th day of SEPTEMBER, 2002.<br><br>Notary Public<br>My Commission Expires: |

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires NOV. 29, 2003

## WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Mr. and Mrs. Johnny N. Woodard<br>4101 Estes Road<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>Countrywide Home Loans, Inc.<br>4500 Park Granada<br>Calabasas, CA 91302-1613 | **Tax Information:**<br>MAP 116-16<br>PAR 76.00<br>FB 07DA 32640 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CURTIS A. SNYDER, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHNNY N. WOODARD AND WIFE, JANICE B. WOODARD ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4101 Estes Road, Nashville, Tennessee 37215.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 27th day of SEPTEMBER, 2002.

Davidson County DEEDWARR
Recvd: 10/03/02 13:36 2pgs
Fees:13.00 Taxes:1128.50

20021003-0120810

CURTIS A. SNYDER, BY: TOMMI L. STEPHENSON, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING RECORDED IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOMMI L. STEPHENSON with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for said CURTIS A. SNYDER and is authorized by the said CURTIS A. SNYDER to execute this instrument on HIS behalf.

Witness my hand at Office, this 27th day of September, 2002.

My commission expires: _____

Notary Public

DAVIDSON COUNTY

My Commission Expires NOV. 29, 2003

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Part One Evergreen Heights, as of record in Plat Book 1130, page 19, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Curtis A. Snyder, unmarried by deed from Leah Berss, a widow of record in Book 9069, page 101, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the plan of record in Plat Book 1130, page 19, said Register's Office.