WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/02 16:07 2pgs
Fees:13.00 Taxes:416.25

20021018-0128502

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 112,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF OCTOBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM P. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MAY 22, 2006

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jason L. Markwell	Jason L. Markwell	MAP:162-05
5313 Townes Court	5313 Townes Court	Parcel:74
Nashville, TN 37211	Nashville, TN 37211	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TERRY W. WOODALL AND TERESA WOODALL

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

JASON L. MARKWELL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5313 Townes Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 15th day of October, 2002.

Terry W. Woodall

Teresa Woodall

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, TERRY W. WOODALL AND TERESA WOODALL, the bargainor(s), 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 Brentwood, Tennessee , this 15th day of October, 2002.

Notary Public

My Commission Expires:

JIM P. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Hickory Valley, Section One, as of record in Book 4175, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Also conveyed herein is an easement over Lot 170 and Lot 172 for the use of common gravel drives serving the above described property, and said Lot 170 and Lot 172, as shown on a survey made by Southern Land end Associates dated February 27, 1976. Said driveways are located en the northerly line o£ Lot 170 and the southerly line of Lot 172. and the north and south lines of Lot No. 171.

This in the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

Teresa Woodall, spouse of Terry W. Woodall, joins in the execution of this instrument for the purpose of waiving any claim or interest she might have in said property, especially any marital claim, interest, or otherwise.

Being the same property conveyed to Terry W. Woodall by Warranty Deed from Russell Gooch and wife, Sherrille Cantrell Gooch of record as instrument number 20000628-0064088, Register's Office for Davidson County, Tennessee.