4693
Box 13

Davidson County DEEDWARR
Recvd: 01/08/03 13:18 2pgs
Fees:13.00 Taxes:465.46
20030108-0003458

Prepared by and after Recording Return To:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2021559

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David L. Hughes II and wife, DeeAnna Hughes** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Joanne Woodard, unmarried** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 5 on the Plan of Bakwood Heights of record in Book 2854, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 157.8 feet on the southerly margin of Raywood Court and extends back 195 feet on the westerly line and 122 feet on the easterly line to a line in the rear measuring 233.7 feet thereon.

Being the same property conveyed to David L. Hughes, II, unmarried form Sarah Pauline Reeves, unmarried by Warranty Deed dated November 13, 1992 and recorded November 16, 1992 in Book 8786, page 826, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record on plat in Plat Book 2854, page 97, Register's Office for Davidson County.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 13th day of December, 2002.

David L. Hughes II

David L. Hughes II

DeeAnna Hughes

DeeAnna Hughes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **David L. Hughes II and DeeAnna Hughes** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 13th day of December, 2002

Notary Public

JOANN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 10/22/05

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $125,800.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of December, 2002.

Notary Public

My Commission Expires: _____

M. LYNN BOODEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMM. EXP. 10/22/05

MAP AND PARCEL NUMBERS: 162-01-27.00

ADDRESS NEW OWNER:
JoAnne Woodard
203 Raywood Court
Nashville, TN 37211

SEND TAX BILLS TO THE SAME ADDRESS