THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 01/31/03 14:50 2pgs
Fees:13.00 Taxes:155.40
20030131-0013856

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Tyron D. Woods 212 Berry Street Nashville, TN 37207	Same	08207025100

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Alan Abrams, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Tyron D. Woods, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee and being Lot No. 127 on the Plan of McFerrin Garden, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alan Abrams by deed from F. B. Murphy, Jr., Trustee, of record in Instrument No. 20021015-0126377, said Register's Office.

This is improved property known as 212 Berry Street, Nashville, Tennessee 37207.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 24th day of January, 2003.

ALAN ABRAMS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alan Abrams, the within named bargainer, 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 Franklin, Tennessee this 24th day of January, 2003.



NOTARY PUBLIC

My Commission Expires: _____.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $42,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of January, 2003.



NOTARY PUBLIC

My Commission Expires: _____.