Davidson County DEEDWARR
Recvd: 05/15/03 11:20 2pgs
Fees:13.00 Taxes:373.70
20030515-0066487

Instrument Prepared By:

File #: R02000

First National Financial Title Services, Inc., 1418 West Main Street, Suite B, Lebanon, TN 37087

WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of May, 2003, by and between Barbara K. Woodard, Married, party of the first part, and Tonya Christi Woodard, Unmarried party of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map and Parcel Number 042-04-0-035.00, to wit:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being the south 1 ½ acre of Lot No. 14 on the Map of Bransford Realty Company's Amqui Subdivision, as of record in Book 421, Page 38 and 39, Register's Office for Davidson County, Tennessee, and further described as follows:

BEGINNING at a point in the center line of Highland Circle, the common corner of Lots 14 and 20; thence with the line between said lots, easterly 529 feet to a point, a corner of Lots 14 and 16, in the north line of Lot 21; thence with the line between Lots 14 and 16, N 03° E 120 feet to a point; thence westerly 550 feet to a point in the center of line of Highland Circle, said point being 81.5 feet, more or less, south of the common corner of Lots 14 and 15; thence with the center line of Highland Circle, southerly 125.5 feet to the beginning.

BEING the same property conveyed to Barbara K. Woodard by Deed from Lacy D. Parmenter and wife, Nora O. Parmenter, dated 09/18/1987, recorded 09/28/1987, in Book 7363, Page 740, Davidson County, Tennessee Records.

This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that s/he is lawfully seized in fee of the aforedescribed real estate; that s/he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto s/he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Barbara K Woodard

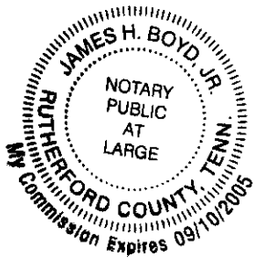
Barbara K. Woodard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Barbara K. Woodard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness by hand, at office, this 9th day of May, 2003.



Notary Public

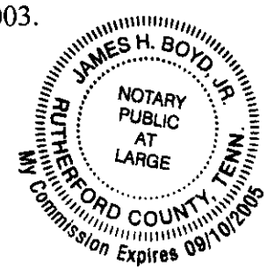
My Commission Expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $101,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Donya Christi Woodard

Affiant

Subscribed and sworn to before me the 9th day of May, 2003.



Notary Public

My Commission Expires:

PROPERTY ADDRESS AND SEND TAX BILL TO:

NEW OWNER

910 Highland Circle

Madison, TN 37115