# WARRANTY DEED

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires JUNE 28, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 2003

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kathy Ann Leslie, Trustee (NAME) | Kathy Ann Leslie (NAME) | Map 82- 50/43 |
| 1619 & 1625 5th Avenue N. (ADDRESS) | 209 10 Ave. South, Suite #308 (ADDRESS) | Map 82-50/40 |
| Nashville, TN 37208 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Janice B. Woodard and husband, Johnny Woodard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathy Ann Leslie, Trustee

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

Being the South 35 5/7 feet of Lot No. 146 on the Map of North Nashville Real Estate's Company's Plan of Lots as of record in Book 21, page 105, Register's Office for said County.

Said part of said lot fronts 35 5/7 feet on the west side of Fifth Avenue North and runs back between parallel lines 182 feet more or less to an alley.

Being the same property conveyed to Janice B. Woodard by deed dated 08-27-90, from Louise Anthony Argus, filed for record on 08-29-90, in Book 8184, page 108, Register's Office for Davidson County, Tennessee.

Being the North 35 5/7 feet of Lot No. 142 on the Map of North Nashville Real Estate Company's Plan of lots, as of record in Book 21, Page 105, Register's Office for Davidson County, TN.

Said part of said lot fronts 35 5/7 feet on the West side of Fifth Avenue North and runs back between parallel lines of 182 feet, more or less, to an alley.

Being part of the same property conveyed to Johnny Woodard by deed dated 12-20-89, from Michael G. Shears, filed for record on 12-27-89, in Book 8012, page 874, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Matters appearing on the plan of record in Plat Book 21, page 105, said Register's Office; (2) Demolition order of record in Instrument #200303040028273, said Register's Office; (3) Demolition order of record in Instrument #200303040028272, said Register's Office; (4)

—CONTINUED—

unimproved ( )
This is improved ( X ) property, known as 1619 & 1625 5th Avenue N., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 S this 29th day of April 2003

Janice B. Woodard

Johnny Woodard

Davidson County DEEDWARR
Recvd: 05/15/03 15:28 2pgs
Fees:13.00 Taxes:96.20

20030515-0066805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice B. Woodard and husband, Johnny Woodard

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 Goodlettsville, Tennessee, this 29th day of April 2003.

Commission expires _____

Hugh B Shoulders, Jr.
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

HUGH B. SHOULDERS JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires JUN. 28, 2005

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUED

all applicable governmental and/or zoning regulations; (5) taxes that have been pro-rated as of the date of closing and assumed by the Grantee herein.