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THIS INSTRUMENT PREPARED BY
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ATTORNEYS AT LAW
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Davidson County DEEDWARR
Recvd: 06/02/03 13:41 2pgs
Fees:13.00 Taxes:651.20
20030602-0074683

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $176,000.00.

Affiant

Sworn to and subscribed before me this 29th day of May, 2003.

Notary Public

My Commission Expires: July 30, 2003

NOTARY PUBLIC AT LARGE ILLINOIS

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Courtney Woodard and Harold Craig Boerner	964 Graybar Lane	Owner	118.13.0
964 Graybar Lane	Nashville, TN 37204		080.00
Nashville, TN 37204			16DA 04060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy-Six Thousand and 00/100 Dollars ($176,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **CAROLYN R. WEBB, unmarried** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **COURTNEY WOODARD and HAROLD CRAIG BOERNER,** as joint tenants with right of survivorship (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Part of Noel's Estate Yearwood Subdivision, as of record in Plat Book 1424, Page 48, Register's Office for said County, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Carolyn R. Webb, unmarried, by Warranty Deed dated March 31, 2000 from Michael D. Cronic and wife, Margaret Deal Cronic, of record in Instrument No. 200004030033113, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2003 which are a lien but not yet due and

payable to be paid by Grantees, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 29 day of May, 2003.

Carolyn R Webb

CAROLYN R. WEBB

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Debbie Rubenstein, the undersigned, a Notary Public, in and for said State and County, **Carolyn R. Webb,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 29th day of May, 2003.

Debbie Rubenstein

NOTARY PUBLIC

My Commission Expires: July 30 2003

DEBBIE RUBENSTEIN NOTARY PUBLIC AT LARGE TN WILLIAMSON