STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Carl J. Woods
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 2003.

Deputy Register

Davidson County DEEDQC
Recvd: 07/21/03 14:33 3pgs
Fees:17.00 Taxes:0.00

20030721-0101933

PICK-UP

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this day of , 20 ,

by first party, Grantor, Carl J. Woods

whose post office address is 3051 Richmond Hill Dr., Nashville 37207

to second party, Grantee, Beatrice Woods

whose post office address is 3051 Richmond Hill Dr., Nashville 37207

Source of Title 5469 976

WITNESSETH, That the said first party, for good consideration and for the sum of Dollars ($ 0)

paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson , State of Tennessee to wit:

3051 Richmond Hill Drive
Nashville, TN 37207

New owner: Beatrice Woods
3051 Richmond Hill Dr.
Nashville, TN 37207

Party responsible
for Property Taxes: Beatrice Woods
3051 Richmond Hill Dr.
Nashville, TN 37207

Map: 60-2

Parcel: 244

Legal Description: Please see Attached

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ATAK

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Reginald Crenshaw
Signature of Witness

Reginald Crenshaw
Print name of Witness

Reginald Crenshaw
Signature of Witness

Reginald Crenshaw
Print name of Witness

Carl J. Woods
Signature of First Party

Carl J. Woods
Print name of First Party

Beatrice Woods
Signature of First Party

BEATRICE Woods
Print name of First Party

State of Tennessee
County of Davidson } ss.
On July 18, 2003 before me, Ronald D. Bass
appeared Carl J. Woods
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Ronald D Bass Com. Exp. 4/18/2006
Signature of Notary

Affiant ____ Known ✓ Produced ID
Type of ID TN DL
(Seal)

RONALD D. BASS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

State of Tennessee
County of Davidson } ss.
On July 18, 2003 before me, Ronald D. Bass
appeared Beatrice Woods
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Ronald D Bass Com. Exp. 4/18/2006
Signature of Notary

RONALD D. BASS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Affiant ____ Known ✓ Produced ID
Type of ID TN DL
(Seal)

Carl J. Woods
Signature of Preparer

Carl J. Woods
Print Name of Preparer

3051 Richmond Hill Dr.
Address of Preparer

5469

0566 07/06 135.24- CHECK

BOOK 5469 PAGE 976

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,900.00

Carl J. Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 19 79.

Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 807 American Trust Bldg., Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARL J. WOODS et ux (NAME)	GREATER SUBURBAN MORTGAGE COMPANY (NAME)	12DZ-32555
3051 Richmond Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1166 (STREET ADDRESS)	Map: 60-2
Nashville, TN 3720 (CITY) (STATE) (P. O. ZIP)	LAFAYETTE, CALIFORNIA 94549 (CITY) (STATE) (ZIP)	Par: 244

FOR AND IN 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, EVELYN ELIZABETH KEPHART and husband, WILLIE SPENCER KEPHART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL J. WOODS and wife, BEATRICE WOODS

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 Lot No. 194 on the Plan of Parkwood Estates, Section 1, of record in Book 3900, Page 119, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING with a point in the westerly margin of Richmond Hills Drive at the common corner of Lots 164 and 165; thence, with the line between said two lots, 105.0 feet in a westerly direction to a point at the common corner of Lots 164, 165 and 187; thence, with the line between Lots 187 and 164, 118.0 feet in a southerly direction to a point in the northerly margin of Creekwood Drive; thence, along said margin, 80.0 feet in an easterly direction to a point which is the beginning of a curve; thence, around said curve, 39.27 feet in a northeasterly direction to a point in the westerly margin of Richmond Hills Drive; thence, along said margin 93.0 feet in a northerly direction to the point of beginning.

BEING the same property conveyed to Evelyn Elizabeth Kephart and husband, Willie Spencer Kephart, by deed from J. B. Watson, Trustee, of record in Book 5027, Page 346, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 3136, Page 52, and amended in Book 3253, Page 591, said Register's Office; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is { unimproved / improved (X) } property, known as 3051 RICHMOND HILLS DRIVE (House Number) (Street) NASHVILLE, TN 37207 (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 hands this 23rd day of JULY, 19 79

Evelyn Elizabeth Kephart
EVELYN ELIZABETH KEPHART

Willie Spencer Kephart
WILLIE SPENCER KEPHART

976