MARY BIRTHRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED LARGE

P-BB-03-1015 My Commission Expires OCT. 25, 2003

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

D. Annette Maples
Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Woodard	Columbia National , Inc	
1015 Downey Drive	(NAME) P.O. Box 3050	115-01-22.0
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) Columbia, MD	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LYNN R. MURPHY UNMARRIED,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN B. WOODARD AND WIFE, ERIKA L. WOODARD, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 20 on the Plan of Brook Meade Addition, Section I, as of record in Plat Book 2663, page 53, Regitst's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lynn R. Murphy by deed from David W. Morgan and wife, Bonnie S. Morgan as of record in Instrument No. 200208160099452, dated 8/9/02, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1015 Downey Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (Cty 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 my/our hand(s) this 25th day of August, 2003.

Lynn R. Murphy

Lynn R. Murphy

Davidson County DEEDWARR
Recvd: 09/02/03 15:13 2pgs
Fees:13.00 Taxes:739.63

20030902-0126825

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Lynn R. Murphy unmarried, , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of August, 2003.

My Commission Expires: 01/26/05

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 25th day of August, 2003.

My Commission Expires _____

_____
Notary Public

~~RETURN TO:~~
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800

REGISTRAR, PLEASE RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072