Dav. Co. File Box 14-A
jtc file no. 16618-2

WARRANTY DEED

G-VR-03-2813

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Woodard	SunTrust Mortgage, Inc.	
2813 Belmont Boulevard	(NAME) P. O. Box 79041	117-4-262
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GWENDA R. SUBLETTE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES M. WOODARD AND REBEKAH B. WOODARD, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly one-half of Lot Number 9 on the plan of Belmont Terrace, of record in Book 421, page 101, Register's Office for said County.

Said southerly one-half of Lot No. 9 fronts 50 feet on the westerly margin of Belmont Boulevard and extends back between parallel lines 180 feet to an alley in the rear.

Being the same property conveyed to John M. Sublette and wife, Gwenda R. Sublette by Warranty Deed dated December 2, 1983 and filed for record in Book 6188, Page 909 on December 6, 1983, Reigster's Office for Davidson County, Tennessee. Said John M. Sublette having since died (September 17, 2002) leaving Gwenda R. Sublette as survivng joint tenant.

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

unimproved ( )
This is improved (X) property, known as 2813 Belmont Boulevard, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of September, 2003.

Gwenda R. Sublette
Gwenda R. Sublette

Davidson County DEEDWARR
Recvd: 10/03/03 14:08 2pgs
Fees:13.00 Taxes:980.50

20031003-0146556

STATE OF Tennessee
COUNTY OF Davidson

I, Laura Mitchell, a Notary Public of the County and State first above written, do hereby certify that Gwenda R. Sublette personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of September, 2003.

Laura Mitchell
Notary Public

My Commission Expires: 5/28/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903