2nd
File Book 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/20/04 11:09 2pgs
Fees:13.00 Taxes:273.80
20040120-0007372

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$74,000.00.**

Zetha Annette Walker
Affiant

Subscribed and sworn to before me this 15th day of January, 2004.

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN.

Notary Public
My Commission expires: 2-7-06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Zetha Annette Walker	Argent Mortgage Company, LLC	082-050-045.00
1615 5th Avenue North (A&B)	8 Skyline Drive	
Nashville, TN 37208	Hawthorne, NY 10532	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Johnny Woodard and Elinor B. Woodard**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Zetha Annette Walker, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 150 on the plan of North Nashville Real Estate Company's Property, of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 150 fronts 50 feet on the westerly side of 5th Avenue, North, formerly Sumner Street and runs back 181 1/2 feet on the northerly line and 181 feet on the southerly line to an alley, measuring 509 feet thereon.

Being the same property conveyed to Janice B. Woodard, by deed from Joe Louis Howard and Clarence Carnez Howard, unmarried, on April 1, 1988, of record in Book 7505, page 348, Register's Office for Davidson County, Tennessee. And further conveyed by to Elinor B. Woodard, a one-half undivided interest as a tenant in common by Quitclaim Deed from Janice B. Woodard of record in Book 7701, page 665, said Register's Office. And further conveyed to Michael G. Shears all the said Janice B. Woodard's one-half undivided interest by Quitclaim Deed from Janice B. Woodard of record in Book 8012, page 868, said Register's Office. And further conveyed to Johnny Woodard, all of Michael G. Shears' one-half undivided interest by Quitclaim Deed from Michael G. Shears of record in Book 8012, page 871, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 105, Register's Office Davidson County, Tennessee.

This is improved property known as: **1615 5th Avenue North (A&B), Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 15, 2004.

Johnny H. Woodard
Johnny Woodard

Elinor B. Woodard
Elinor B. Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Johnny Woodard and Elinor B. Woodard** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 15, 2004

My commission expires 8/20/06

Notary Public

ANDREW H. MAHONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.