10933

Box 36
(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/04 14:08 2pgs
Fees:13.00 Taxes:1620.60
20040223-0020356

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$438,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of February, 2004.

Notary Public

My commission expires: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Frederick A. Montross **Ilka G. Montross**	**NEW OWNER**	**Map 117-04-0, Parcel 262.00**
2813 Belmont Blvd.		
Nashville, TN 37212		

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,

James M. Woodard and Rebekah B. Woodard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frederick A. Montross and Ilka G. Montross, husband and wife

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:

LAND in Davidson County, Tennessee, being the southerly one-half (1/2) of Lot No. 9 on the Plan of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for Davidson County, Tennessee.

SAID southerly one-half (1/2) 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 James M. Woodard and Rebekah B. Woodard, husband and wife, by Deed from Gwenda R. Sublette, of record in Instrument No. 20031003-0146556, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **2813 Belmont Blvd., Nashville, TN 37212**

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 convenant 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 **20th** day of **February, 2004.**

James M. Woodard

James M. Woodard

Rebekah B. Woodard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James M. Woodard and Rebekah B. Woodard,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **February, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.