This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 07/23/04 13:28 2pgs
Fees:13.00 Taxes:93.43
20040723-0088311

ADDRESS NEW OWNER:
Thomas M. Ward and Sandra B. Ward
809 Meridian Street
Nashville, TN 37207

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 082-07-0
PARCEL 317.00
20W-1335

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Carolyn Becker, as authorized by the Probate Court in the interest of the Will of Ona Mae Woodard, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Thomas M. Ward and wife, Sandra B. Ward, 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. 28, on the Plan of East Nashville Real Estate Company's Plan of Lots, of record in Book 57, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to T. S. Woodard and wife, Ona Mae Woodard by deed from B. P. McNabb, unmarried, of record in Book 1512, Page 28, Register's Office for Davidson County, Tennessee. The said T. S. Woodard having since died leaving Ona Mae Woodard as the surviving tenant by the entirety. Ona Mae Woodard having since died testate 2/2/04 naming her sister, Beatrice Estelle McDonald as the sole beneficiary of said property. The said Beatrice Estelle McDonald died testate 12/3/02, naming her daughter, Carolyn Becker, as sole beneficiary. Carolyn Becker being authorized by Probate Court, 04P-1029, to act for the estate for the purpose of selling the property.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 2004 have been pro-rated and assumed by Grantees.

This is improved property known as 306 Hancock Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas M. Ward and wife, Sandra B. Ward, their heirs and assigns, forever; and I, Carolyn Becker, with authority of Probate Court, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 16th day of July, 2004.

ESTATE OF ONA MAE WOODARD

Carolyn Becker

Carolyn Becker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Carolyn Becker with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is authorized to execute for the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 16th day of July, 2004.

Gene W. Floyd

Notary Public



My Commission expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 25,250.00.

Sandra B. Ward

AFFIANT

Subscribed and sworn to before me this 16th day of July, 2004.

Gene W. Floyd

NOTARY PUBLIC
My Commission Expires: 3/22/2008

