RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

1648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $81,500.00.

Davidson County DEEDWARR
Recvd: 11/19/04 09:03 2pgs
Fees:13.00 Taxes:301.55

20041119-0138993

Subscribed and sworn to before me, this 8th day of October, 2004.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
INEZ M. JOHNSON 3652 CHESAPEAKE DRIVE NASHVILLE, TN 37207 MAP & PARCEL NO. 050-11-0/150.00	COUNTRYWIDE HOME LOANS MSN-SV22, PO BOX 10212 VAN NUYS, CA 91410-0232

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WILLIAM N. WOODMORE and wife, LINDA L. WOODMORE,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

INEZ M. JOHNSON, unmarried,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 123 on the plan of Timberwood Estates, Section three, as of record in Book 6200, page 435, said Register's Office for Davidson County, Tennessee, to which plan reference in hereby made for a more complete description.

Being the same property conveyed to William N. Woodmore and wife, Linda L Woodmore by Quitclaim Deed from Johnnie Daniel Bond and wife, Bettye M. Bond of record in Instrument Recorded at 20041112-0136503, Register's Office for Davidson County. See also Deed of record in Book 7361, page 87, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2004, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 6200, PAGE 435; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 6957, PAGE 140; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC

UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 3652 CHESAPEAKE DRIVE, NASHVILLE, TN 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 HAND THIS 8TH DAY OF OCTOBER, 2004.

William N. Woodmore
WILLIAM N. WOODMORE

Linda L. Woodmore
LINDA L. WOODMORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2004, before me personally appeared William N. Woodmore and wife, Linda L. Woodmore, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

JANIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

Janie L. Taylor
Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

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WARRANTY DEED

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