This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kenny W. Woodard
4554 Packard Dr.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 02/28/05 15:23 2 pg
Fees:13.00 Taxes:368.67



20050228-0021822

MAP **148**
GROUP **15**
PARCEL **159**

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 and sufficiency of which are hereby acknowledged, **Patricia A. Ladd Ward, married*** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Kenny W. Woodard and wife, Sherrie A. Woodard**, 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 Lot No. 16 Revised Plat of Haywood Forest, of record in Plat Book 5200, page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Patricia A. Ladd, an unmarried person by deed from Gerald Wade McAlister and wife, Norma E. McAlister of record in Book 9450, page 435, Register's Office for Davidson County, Tennessee. Patricia A. Ladd is now known as Patrica A. Ward.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 4554 Packard Dr., Nashville, Tennessee 37211.

*Franky C. Ward, husband of Patricia A. Ladd Ward, hereby joins in this conveyance to transfer any of his right, title, and interest in the subject property, marital or otherwise.

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 17th day of February, 2005.

Patricia A. Ladd Ward

Patricia A. Ladd Ward

Franky C. Ward

Franky C. Ward

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Patricia A. Ladd Ward and Franky C. Ward**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of February, 2005.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $99,640.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of February, 2005.

Susan Frensley Newton

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.