Book S

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,233.89

Brenda Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12/28/05.

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/30/05 10:44 2 pgs
Fees:13.00 Taxes:34.17

20051230-0156741

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Drive, Suite 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda K. Woodard (NAME)	(NAME)	72-10-219.00
(STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	
(CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

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,

Maggie D. Fisher, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenda K. Woodard, an unmarried person**

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. 2 on the unregistered copy of a survey for M. N. Young in the 11th Civil District of said County, described as follows:

BEGINNING at a point in the center of Northview Avenue, 189 feet to the center line of Moneta Avenue, being the common corner of Lots Nos. 1 and 2; thence with the line between said two lots, westerly 141 feet to the easterly margin of the right of way of the L & N Railroad, thence with the margin of the same, southerly 60 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots; easterly 147.5 feet to the center of Northview Avenue; thence with the center line of the same, north 1 degree 15' east 60 feet to the point of beginning.

Being the same property conveyed to Maggie D. Fisher, by Quitclaim Deed from Maggie D. Fisher and George Lee Coats, dated October 17, 2005, recorded November 1, 2005, of record in Instrument Number 200511010132008, in the Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 9780, page 21 and in Book 4487, page 644, said Register's Office.

This property is commonly known as 1708 Northview Avenue, Nashville, Tennessee.

THIS CONVEYANCE IS SUBJECT TO the 2006 and future years' Davidson County property taxes, which are not yet due or payable.

This is unimproved ( )
improved (X) property, known as 1708 Northview Avenue (House Number/Street) Nashville (City/Town) TN (State) 37211 (Postal Code)

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 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 28th day of December, 2005.

Maggie D. Fisher
MAGGIE D. FISHER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Wayne Thomas, a Notary Public in and for said County and State, the within named **Maggie D. Fisher**, unmarried, the bargainor(s), 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.

Witness my hand and official seal at **Nashville**, **Tennessee**, on this, the 28th day of December, 2005.

Notary Public

Commission Expires:

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009