Return to: Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 01/05/07 10:04 2 pgs
Fees:13.00 Taxes:259.00
20070105-0002145

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2006.

Notary Public
My commission expires:

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

15-0612-150954

Address of New Owner:	Send Tax Bills to:	Tax Information
John Paul Rankin	John Paul Rankin	082-12-0-189.00
203 Myrtle Street	3513 Meadowood Drive	
Nashville TN 37206	Murfreesboro, TN 37128	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gertrude Woodard, widowed and not since remarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Paul Rankin, unmarried, hereinafter called the Grantees, their successors 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. 68, on the Plan of Neill S. Brown's Addition to East Nashville, of record in Book 57, Page 50, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessie E. Woodard, an unmarried person by deed from Robert C. Robinson and wife, Josephine Robinson, dated January 19, 1993, recorded January 21, 1993, of record in Book 8845, Page 26, Register's Office for Davidson County, Tennessee. Jessie E. Woodard married Gertrude Woodard during his possession of the property and the property was retained as their primary marital residence. The said Jessie E. Woodard having since died on May 26, 2006 and property passing by operation of law to his wife, Gertrude Woodard.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 203 Myrtle Street, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of December, 2006.

Mrs. Gertrude Woodard

Gertrude Woodward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gertrude Woodward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of December, 2006.

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Jenifer L. Wise

Jenifer L. Wise
State of Tennessee at Large

My Commission expires: 05/03/10