20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/07 10:40 2 pgs
Fees:13.00 Taxes:666.00

20070416-0045125

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

x Beverly J. Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF April 2007

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 10/31/07
(SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite [illegible] Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly J. Woodard (NAME)	Same As New Owner (NAME)	MAP 07
1607 Springfield Hwy. (ADDRESS)	(ADDRESS)	PARCEL 50
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles E. Jones and wife, Janie L. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly J. Woodard and husband, Randall E. 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:

BEING a certain tract or parcel of land situated in the 10th, formerly 20th, Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at the northwest corner of Tract No. 3 as described in deed from Callie Downing to John Paul Peay and wife, Lottie M. Peay, of record in Book 1349, page 206, Register's Office for Davidson County, Tennessee; thence North 87° West 491 feet, more or less, to a stone, corner of the property conveyed to John Paul Peay and wife, Lottie M. Peay by deed from Leona Greer of record in Book 2019, page 368, Register's Office for said County, the same being in Amos Crawfcrd's line; thence North 2° East 10 feet to a post, corner of Blye in line of John Paul Peay, et ux line; thence South 87° East 534 feet to a post; thence South 2° West 10 feet to a point in the northerly line at a Hackberry Tree of the said property conveyed to John Paul Peay and wife, Lottie M. Peay by deed from Calie Downing of record in Book 1349, Page 206, Register's Office for said County; thence North 87° West, 43 feet, and with the said northerly line of the said John Paul Peay and wife, Lottie M. Peay Tract No. 3 to the point of beginning.

BEING the same property conveyed to Charles E. Jones and wife, Janie L. Jones by Warranty Deed from Lottie M. Peay, a widow of record in Book 7748, page 911, Register's Office for Davidson County, TN

CONTINUED

This is improved (X) property, known as 1561 Springfield Highway, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

unimproved ( )

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 our hand s this 13th day of April, 2007

x Charles E. Jones
Charles E. Jones

Janie L. Jones
Janie L. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Jones and wife, Janie L. Jones

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 13th day of April 2007

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION:

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.