WARRANTY DEED

The actual consideration or value for this transfer is $ 65,000.00

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 18 day of March, 2009.

NOTARY PUBLIC
My Commission Expires: 3-10-2010

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

This space for Register of Deeds

BILL GARRETT, Davidson County
Trans:T20090018946 DEEDWARR
Recvd: 03/23/09 10:18 2 pgs
Fees:13.00 Taxes:240.50
20090323-0025654

This instrument prepared by:Johnny Ellis,Esq,2217 Old Hickory Bvd, Old Hickory,TN 37138, 615.847.2000 file#2009030092

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
JOYCE M. WISEMAN 1004 CLARKE STREET OLD HICKORY, TN. 37138	New Owner	044 15 0 / 337.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by JOYCE M. WISEMAN, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **JUDY M. WOODALL**, and spouse, **JOHN L. WOODALL**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

JOYCE M. WISEMAN, un-married, the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **DAVIDSON** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in DAVIDSON County, Tennessee, described as follows, to-wit:

BEING Lot No. 79 of Section "B" on the plan of E.I. DuPont DeNemours and Company's Subdivision of Old Hickory Village, as shown of record in Book 1424. page 67, Register's Office for Davidson County, Tennessee.

Said Lot 79 fronts 53 feet on the Westerly side of Clarke Street and extyends back 87.3 feet on the Northerly line and 87.7 feet on the Southerly line to a dead line, measuring 53 Feet thereon.

Being all the same property conveyed to Roy Mayhugh and wife Opal D. Mayhugh, by Deed from E.I. DuPont DeNemours & Company of record in Book 2016, page 608, Register's Office for Davidson County. Roy Mayhugh having been awarded the property as part of a marital dissolution agreement filed in Davidson County in March, 1952. Subsequently, Roy Mayhugh married Edna Reed Mayhugh and created a tenancy by the entireties by Deed recorded September 13, 1962, and of record in Book 3433, page 201, said Register's Office. Subsequently, Roy Mayhugh died August 21, 1987 leaving Edna Mayhugh as the surviving tenant by the entirety.

Edna Reed Mayhugh died in Davidson County on July 11, 2007 Leaving her only children, Reba Joyce Mayhugh Wiseman, and Judy Mayhugh Woodall as her sole heirs at law and beneficiaries, as attested in the Affidavit of Heirship filed as Instrument 20090317-0023620, in the Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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.

The herein described property is subject to the following:
2008 Property taxes are to be prorated and assumed by the GRANTEES.
Subject to all matters shown on the Plan of record in Book 1424, page 67, said Register's Office; Utility, Telephone, and Transmission easements of record in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, all in the Register's Office for Davidson County Tennessee.

This is improved property known as: 1004 CLARKE STREET, OLD HICKORY, TN. 37138.

JOHN L. WOODALL, spouse of JUDY M. WOODALL, joins in this conveyance to relinquish any right he may have in the property, marital or otherwise.

Witness our hands this 18 day of March, 2009.

Judy M. Woodall
JUDY M. WOODALL

John L Woodall
JOHN L. WOODALL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named JUDY M. WOODALL and JOHN L. WOODALL the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory Tennessee this 18 day of March, 2009.

NOTARY PUBLIC

My Commission Expires: 3-10-2012

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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WARRANTY DEED

From: JUDY M. WOODALL
and spouse,
JOHN L. WOODALL

To: JOYCE M. WISEMAN
Un-married

Property:
1004 CLARKE STREET
OLD HICKORY, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
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