BILL GARRETT, Davidson County
Trans:T20090030538 DEEDWARR
Recvd: 05/07/09 15:18 3 pgs
Fees:18.00 Taxes:259.00
20090507-0042324

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 THE 4th DAY OF May 2009.

NOTARY PUBLIC

My Commission expires:

ERICA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

THIS INSTRUMENT PREPARED BY:

Thomas C. Scott 315 Deaderick Street, Suite 1700, Nashville, TN 37238

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
W. H. Eason, Jr.	Same	082-05-46
		082-05-39
1520 Graybar Lane Nashville, TN 37215		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **Janice B. Woodard and spouse, Johnny N. Woodard (as to Parcel 1) and Johnny N. Woodard and wife, Janice B. Woodard (as to Parcel 2)** hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto **W.H. Eason, Jr.** hereinafter called the **GRANTEE**, his heirs and representatives, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

PARCEL 1:

Land in Davidson County, Tennessee, being Lot(s) 152, as shown on the map entitled North Nashville Real Estate Company's Plan, of record as Plat Book 21, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 152 fronts 50 feet on the westerly side of Fifth Avenue North, formerly Summer Street, and runs back 181 feet on the northerly line and 180 feet on the southerly line to an alley and measures 50 feet thereon.

Being the same property conveyed to JANICE B. WOODARD, by deed from AUGUSTA H. WILSON, a widow, of record as Book 8626, page 93, dated May 14, 1992, said Register's Office.

PARCEL 2:

Land in Davidson County, Tennessee, being the south 28 1/7 feet of Lot No. 140 and the north 7 1/7 feet of Lot No. 142, as shown on the map entitled North Nashville Real Estate Company's Plan, of record as Plat Book 21, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said parts of said lots adjoin and front together 35 2/7 feet on the west side of Fifth Avenue North and run back between parallel lines 182 feet, more or less, to an alley.

Being the same property conveyed to JOHNNY N. WOODARD and wife, JANICE B. WOODARD, by deed from JAMES R. LAWSON, SUBSTITUTE TRUSTEE, of record as Book 8444, page 865, dated August 30, 1991, said Register's Office.

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, forever. The GRANTOR covenants with the said GRANTEE that the GRANTOR 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and representatives, 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 the hand of this 6th day of May, 2009.

Johnny N. Woodard

Janice B. Woodard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Johnny N. Woodard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at office this 14th day of May, 2009.

Erica Martinez
Notary Public

My commission expires: _____

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Janice B. Woodard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at office this 14th day of May, 2009.

Erica Martinez
Notary Public

My commission expires: _____

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012