THIS INSTRUMENT PREPARED BY: **VICKY V. KLEIN, ATTORNEY AT LAW**
223 Madison Street, Suite 102
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BILL GARRETT, Davidson County
Trans:T20110027609 DEEDWARR
Recvd: 05/09/11 14:14 2 pgs
Fees:13.00 Taxes:436.60
20110509-0035528

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$118,000.00.**

AFFIANT

VICKY V. KLEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014

Subscribed and sworn to before me this 9th day of May, 2011.

NOTARY PUBLIC

My commission Expires

ADDRESS OF NEW OWNER(S)	**SEND TAX BILL**	**MAP & PARCEL**
Joyce G. Jackson	Same	Map 51-3
909 Beaumont Drive		Parcel 128
Madison, Tn. 37115		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ROBERT P. WOODALL, JR., STEPHEN WOODALL, and ANNA WOODALL HEWITT**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JOYCE G. JACKSON**, hereinafter called the Grantee, her heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to wit:

Land in Davidson County, Tennessee, being lot No. 58 on the Plan of Pleasant Acres, Section II, as of record in Book 2133, page 75, Register's Office for said County.

Said Lot No. 58 fronts 80.94 feet on the east side of Beaumont Drive and runs back between lines, measuring 152.44 feet on the north line and 154 feet on the south line, to a dead line in the rear, measuring 80 feet thereon..

Being the same property conveyed to ROBERT P. WOODALL AND ELLA WOODALL, Husband and Wife, by Warranty Deed from Elizabeth Kittrell Nesbitt, Executrix and Devisee, bearing Instrument Number 20000905-0087582, of record in the Register's Office for Davidson County, Tennessee. Robert P. Woodall and Ella Woodall were married at the time of her death on September 24, 2006, and the property then vested in Robert P. Woodall as surviving tenant by the entirety. Robert P. Woodall died testate on November 24, 2009, and in accordance with the provisions of his Last Will and Testament, the same being admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 10P-192, the property then vested in his devisees and only heirs at law, Robert P. Woodall, Jr., Stephen Woodall, and Anna Woodall Hewitt.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 909 Beaumont Drive, Madison, Tennessee 37115.

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; and 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; 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 GRANTEE, her 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 hands this 6th day of May, 2011.

ROBERT P. WOODALL, JR.

STEPHEN WOODALL

ANNA WOODALL HEWITT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Vicky V. Klein, a Notary Public in and for said County and State, the within named **ROBERT P. WOODALL, JR., STEPHEN WOODALL, AND ANNA WOODALL HEWITT**, with whom I am personally acquainted, and who each acknowledged that the within instrument was executed for the purposes therein contained.

WITNESS my hand, at office, this 6th day of May, 2011.

NOTARY PUBLIC

My Commission Expires:

VICKY V. KLEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014