NEW PROPERTY OWNER IS
AND SEND TAX BILLS:
JOHN M. DAVIS
4815 Drake Branch Rd
Nashville, Tn. 37218
Map 82-3 Parcel 162

THIS INSTRUMENT
PREPARED BY:
JOSEPH L. LACKEY, JR.
2400 CRESTMOOR RD.
NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THIRTY-SIX THOUSAND AND NO/100 ($36,000.00) DOLLARS,** cash in hand paid, the receipt of which is hereby acknowledged, we, **MILDRED W. DAVIS AND GLORIA W. LUTTRELL,** Co-Trustees with Full Power of the Woodroof Family Trust have this day bargained and sold and by these presents do hereby transfer and convey unto, **JOHN M. DAVIS,** his heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennesee, as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Benedict Land Company's Subdivision of the Lindsley tract, as of record in Plat Book 332, page 40, Register's Office for Davidson County, Tennessee

Said Lot No. 26 fronts 50 ft. on the westerly side of Stockell Street and runs back between parallel lines 180 ft., more or less, to an alley.

Being part of the same property conveyed to MILDRED W. DAVIS AND GLORIA W. LUTTRELL, CO-TRUSTEES OF THE WOODROOF FAMILY TRUST, by deed from GLORIA W. LUTTRELL AND MILDRED W. DAVIS, CO-EXECUTRIXES OF THE ESTATE OF HETTIE WOODROOF, DECEASED, of record in Book 7115, Page 912, dated January 22, 1987, said Register's Office.

This is improved property known as 912 Stockell Street, Nashville, TN, 37207.

BILL GARRETT, Davidson County
Trans:T20120026071 DEEDWARR
Recvd: 04/10/12 11:25 3 pgs
Fees:18.00 Taxes:133.20
20120410-0030602

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2012 real estate taxes which are to be pro-rated, applicable zoning and building regulations and all visible easements and Restrictions referred to herein above.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **GRANTEE**, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

WITNESS our hands this the 5th day of April, 2012.

Mildred W. Davis
MILDRED W. DAVIS
Co-Trustees of the Woodroof Family Trust

Gloria W. Luttrell
GLORIA W. LUTTRELL
Co-Trustees of the Woodroof Family Trust

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 MILDRED W. DAVIS AND GLORIA W. LUTTRELL, Co-Trustees of the Woodroof Family Trust, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 5th day of April, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-3-14

OATH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $36,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Gloria W. Luttrell
AFFIANT

SUBSCRIBED and sworn to before me, this the 5th day of April, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/3/14