NEW PROPERTY OWNER IS AND SEND TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
Claude E. Westmoreland 928 Jefferson St. Nashville, TN 37208	Joseph L. Lackey, Jr. 2400 Crestmoor Road Nashville, TN 37215
Map and Parcel No.	081-16-0-401.00

Warranty Deed

FOR AND IN CONSIDERATION of the sum of **TWENTY FIVE THOUSAND AND NO/100 ($25,000.00) DOLLARS,** cash in hand paid, the receipt of which is hereby acknowledged, we, **MILDRED W. DAVIS AND GLORIA W. LUTTRELL,** Individually and as Co-Trustees of the Woodroof Family Trust with Full Powers to Sale have this day bargained and sold and by these presents do hereby transfer and convey unto, **CLAUDE E. WESTMORELAND**, his successors and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being parts of Lots 146 and 147 in D.T. McGavock's First Addition, a plan of which is of record in Plat Book 10, pages 608 and 609, Register's Office for said County, and described as follows:

Beginning at a point on the southerly margin of Madison Street 178 ft. 8 in. easterly from the southeast corner of Madison Street and 10th Avenue, North; thence easterly along the southerly margin of Madison Street 96 ft. 4 in. to a point; thence southerly, parallel with the easterly margin of 10th Avenue North, 65 ft. to a point in the northerly margin of a private alley; thence along the northerly margin of said alley westerly 96 ft. 4 in. to a point; thence northerly, parallel with the easterly margin of 10th Avenue North, 65 ft, to the point of beginning.

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, 21987, said Register's Office.

This is unimproved property formerly known as 915 Madison St., Nashville, TN 37208, now known as Rev. Dr. Enoch Jones Boulevard, Nashville, TN 37208.

The Temporary Access Easement that previously granted to Claude E. Westmoreland by the Woodroof Family Trust recorded as Instrument No. 20060303-0024631 merges into this Deed and conveyance and all rights thereto become the sole property of Claude E. Westmoreland in Fee Simple.

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 2014 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 successors and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

This property being sold "AS IS."

WITNESS our hands this, the 18th day of April, 2014.

BILL GARRETT, Davidson County
Trans:T20140028858 DEEDWARR
Recvd: 04/28/14 14:37 2 pgs
Fees:13.00 Taxes:92.50
20140428-0035614

Mildred W. Davis
Mildred W. Davis, Individually

Gloria W. Luttrell
Gloria W. Luttrell, Individually

Mildred W. Davis, Trustee
Mildred W. Davis, Co-Trustee of the Woodroof Family Trust

Gloria W. Luttrell, Trustee
Gloria W. Luttrell, Co-Trustee 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, Individually, and as 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 18th day of April, 2014.

Daniel Toole
NOTARY PUBLIC

My Comm. Expires: 1-9-2016

DANIEL TOOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $25,000.00 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 18th day of April, 2014.

Daniel Toole
NOTARY PUBLIC

My Comm. Expires: 1-9-2016

DANIEL TOOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY