

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
Second Floor
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is \$ 10.00.

Elinor B. Woodard
Affiant

SWORN to and subscribed before me on this the 4 day of March, 1990.

[Signature]
NOTARY PUBLIC

(NOTARY SEAL)

My Commission Expires: 8-22-92

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
ELINOR B. WOODARD	<u>Same</u>	
121 Nathan Forrest		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$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, DOUGLAS J. BREWER and wife, CLARA E. BREWER, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto ELINOR B. WOODARD, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Cheatham County, State of Tennessee, described as follows:

TRACT 1: BEING Lot No. 76, Cheatham Acres Subdivison, of record in Plat Book #1, page 38, Register's Office for Cheatham County, Tennessee.

BEGINNING at a point in the northerly margin of Lynn Drive being the common corner of Lots 75 and 76; thence with the common boundary of these lots north 11 deg. 45 min. east 369 feet to the northerly common corner of said lots; thence south 58 deg. 57 min. east 75.25 feet; thence south 67 deg. 15 min. east 283.25 feet to a point in the boundary of Lot 77 of said Subdivision; thence with common boundary of Lots 76 and 77, south 26 deg. 45 min. west 307 feet to a common corner of Lot 76 and 77 in the north boundary of Lynn Drive; thence along the boundary of Lynn Drive 67.07 feet and north 78 deg. 15 min., west 200.78 feet to the beginning containing 2.33 acres, more or less.

BEING the same property conveyed to Douglas J. Brewer and wife, Clara E. Brewer, by deed from Dixieland Company, a Tennessee corporation, of record in Book 207, page 309, Register's Office for Cheatham County, Tennessee.

TRACT 2: Beginning at a point at the northeasterly corner of Lot 76; thence north 42 deg. east 84.25 feet to the southerly margin of Northfork Drive, thence with the southerly margin of Northfork Drive in a northwesterly direction 485.3 feet to a point; thence south 17 deg. 30 min. west about 98 feet to a point in the northerly margin of Lot 75; thence with common boundary of this tract and Lot 75 south 58 deg. 57 min. east 87.25 feet to the common corner of Lots 75 and 76; thence with common boundary of this tract and Lot 76 south 58 deg. 57 min. east 75.25 feet; thence south 67 deg. 15 min. east 283.25 feet with common boundary of Lot 76 to the beginning, containing 1.00 acres, more or less.

BEING the same property conveyed to Douglas J. Brewer and wife, Clara E. Brewer, by deed from Dixieland Company, a Tennessee corporation, of record in Book 207, page 541, Register's Office for Cheatham County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns, forever; and we do covenant with the said **GRANTEES** 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 **GRANTEES**, their 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 23rd day of March, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Douglas J. Brewer
DOUGLAS J. BREWER

Clara E. Brewer
CLARA E. BREWER

STATE OF TENNESSEE
COUNTY OF Cheatham

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, DOUGLAS J. BREWER and wife, CLARA E. BREWER, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, the 23rd day of March, 1990.

NOTARY PUBLIC (NOTARY SEAL)

My Commission Expires: _____

CHEATHAM COUNTY, STATE OF TENNESSEE
Office of the Register 5-21 1990
I, BETTY J. ROSS, Cheatham County Register do certify that the foregoing instrument and certificate was received in my office at 10:30 o'clock A. on 5-21, 1990; entered in Note Book 72, Page 170 and recorded in Book No. 293, Page 345. The following amounts were paid under receipt No. 37007
STATE TAX DEED \$ 17.60
STATE TAX MICS \$ _____
PROBATE FEE \$ 1.00
RECORDING FEE \$ 8.00
TOTAL \$ 26.60
Betty J. Ross REG