BOOK 4409 PAGE 115

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,150.00

Clarence Woodruff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April 1970.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Woodruff, Jr., etux (NAME)	J. I. KISLAK MORTGAGE CORPORATION OF FLORIDA (NAME)	Map 59-10
3834 DuBois Drive (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Pal. 174
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HILLSBORO HOMES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence Woodruff, Jr., and wife, Naomi Woodruff

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 430 on the Plan of Haynes Manor, Section 3, as of record in Book 4175, page 11, Register's Office for said County.

SAID Lot No. 430 fronts 75.0 feet on the easterly side of DuBois Drive and extends back 135.0 feet on the northerly line and 135.0 feet on the southerly line to a dead line in the rear, measuring 75.0 feet thereon.

BEING part of the same property conveyed to Hillsboro Homes, Inc., by deed from Lineberger Development Co., of record in Book 4354, page 831, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3834 (House Number) DuBois Drive (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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.

In witness whereof, HILLSBORO HOMES, INC., has caused this instrument to be executed by its duly authorized officers, this 1st day of April, 1970.

ATTEST:
BY: Robert W. Walton
Robert W. Walton, Vice President

HILLSBORO HOMES, INC.
BY:
Alfred Hersh, Secretary Treasurer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alfred Hersh and Robert W. Walton with whom I am personally acquainted and who upon (~~this~~ their several oaths) acknowledged (~~himself~~ themselves) to be the Secretary Treasurer and Vice President respectively of the Hillsboro Homes, Inc. the within named bargainor, a corporation, and that (~~he~~ they) as such Secretary Treasurer and Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Alfred Hersh as such Secretary Treasurer, and attesting the same by the said Robert W. Walton as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of April, 19 70.

My commission expires April 22, 1972

Linda G. Carter
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

WARRANTY DEED

FROM
HILLSBORO HOMES, INC.

TO
CLARENCE WOODRUFF, JR., AND WIFE, NAOMI WOODRUFF

A 73656

IDENTIF. REFERENCE

APR 7 2 13 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-70	CONV	21,150.00				
APR-70 S'TAX			A*	54.86		
APR-70 PR'FEE			A*	.50		
APR-70	W'DEED		A*	3.00	*	58.36