This instrument was prepared by John J. Archer, Attorney, 300 James Robertson Parkway, Nashville, Tennessee 37201

WARRANTY DEED

BOOK 1575 PAGE 260

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rondall G. Woods et ux.	Security Fed. S&L Association	MAP 160-7
(NAME) 613 Baxter Lane	(NAME) 500 Union Street	PARCEL 19
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Part

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and received, and other good and valuable considerations, including agreement by the hereinafter named grantees to assume and pay the balance now owing upon one promissory note dated December 28, 1962, in original principal amount of $24,500.00, and made payable to Security Federal Savings & Loan Association, which note is secured by a lien on the property herein conveyed and is more fully described in the Deed of Trust from George W. Root and wife, Shirley Root, to Everett A. Covington, Jr., Trustee, of record in Book 3517, Page 203, Register's Office for Davidson County, Tennessee; we

GEORGE W. ROOT and wife, SHIRLEY ROOT,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees

RONDALL G. WOODS and wife, LEOTA L. WOODS,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 6th, formerly the 8th Civil District of Davidson County, Tennessee, being the easterly half of Lot No. 13 on the Plan of the Subdivision of the Baxter 110 acre tract of land east of Franklin Road, not of record, being Lot "K" on a survey made by Z.J. Wilkinson, Surveyor, July 20, 1954, as follows:

Beginning in the center of Baxter Lane at the northeast corner of the property conveyed to John W. Gonce and wife, by deed from John L. Mills and wife, of record in Book 2304, Page 138, Register's Office for said County, being the corner of Lots "J" and "K"; thence with the line between said two lots southwardly 488.8 feet to a point in the northerly line of Lot No. 20; thence with the line between said Lots Nos. 13 and 20, eastwardly 222.8 feet to the southwest corner of Lot No. 14; thence with the line between said Lots Nos. 13 and 14, northwardly 488.8 feet to the center of said Baxter Lane; thence with the center of same westwardly 222.8 feet to the beginning.

BEING the same property conveyed to George W. Root and wife, Shirley Root, by deed from John L. Mills and wife, dated March 25, 1955, filed March 30, 1955, and recorded in Book 2393, Page 271, said Register's Office.

This conveyance is subject to restrictions, easements and setback lines applicable to said property and to taxes for 1972.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 36,660.53

Subscribed and sworn to before me, this the 8th day of February 19 72

Affiant Rondall G. Woods

My commission expires June 6, 1972 (Affix Seal)

Notary Public Mary Ensley

~~XXXXXX~~ unimproved ( ) This is improved ( ) property, known as 613 Baxter Lane, Nashville, Tennessee 37220 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Rondall G. Woods and wife, Leota L. Woods, their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as hereinbefore stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rondall G. Woods and wife, Leota L. Woods, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 8th day of February, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George W. Root
George W. Root

Shirley Root
Shirley Root

BOOK 4575 PAGE 261

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* George W. Root and wife, Shirley Root,

*the within named bargainor*s*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 8th *day of* February, *19*72

Mary Ensley *Notary Public*

Commission expires June 6, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

FEB-9-72	CONV	36,660.53			
FEB-9-72	S'TAX		A*	95.42	
FEB-9-72	PR'FEE		A*	.50	
FEB-9-72	W'DEED		A*	4.00	* 99.92

WARRANTY DEED

FROM

GEORGE W. ROOT, ET UX.

TO

RANDALL G. WOODS, ET UX.

B 47888

IDENTIF. REFERENCE

FEB 9 9 07 AM '72

FEE A. GILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Chicago Title 214492