BOOK 4945 PAGE 182

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. B. Woodroof, Sr. (NAME:)	Same (NAME:)	148
4400 Lowrey Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O 84
Nashville Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of FOURTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100 ($14,250.00)----------*DOLLARS* cash in hand paid, receipt of which is hereby acknowledged.

AUG 26 75	CONV	14,250.00			
AUG 26 75	S'TAX		A*	36.92	
AUG 26 75	PR'FEE		A*	.50	
AUG 26 75	W'DEED		A*	8.00	* 45.42

This Instrument Was Prepared By
Phillip Davidson (gf)
Of The Law Firm Pedigo & Davidson
Stahlman Building: Nashville, Tennessee

We, E. B. Woodroof and wife, Hazel C. Woodroof
/ *have bargained and sold, and by these presents do transfer and convey unto the said* R. B. Woodroof, Sr. and wife, Margrette D. Woodroof *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a 3.42, more or less, acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee. Being a portion of the E. B. Woodroof Property as of record in Book 2135, page 271, Register's Office of Davidson County, Tennessee.

Beginning at a point lying on the centerline of Fanning Drive, said point being further described as the southeast corner of Hazelwood, Section 13, as of record in Book 4595, page 98, Register's Office of Davidson County, Tennessee; thence running with the centerline of said Fanning Drive along a curve having a radius of 241.29 feet, a distance of 17.39 feet to a point; thence leaving centerline of said Fanning Drive north 87° 29' 25" east a distance of 119.65 feet to a point; thence south 54° 28' 25" east a distance of 63.51 feet to a point; thence 77° 28' 25" east a distance of 137.5 feet to a point, said point being further described as the northwest corner of Hazelwood, Section 14, as of record in Book 4660, page 92, Register's Office of Davidson County, Tennessee; thence running with the westerly boundary of said Hazelwood, Section 14, south 12° 31' 35" west a distance of 210.0 feet to a point lying on the southerly margin of Fanning Drive; thence continuing along the boundary of said Hazelwood, Section 14, and running with the southerly margin of said Fanning Drive south 77° 28' 25" east a distance of 16.17 feet to a point; thence leaving said southerly margin of Fanning Drive and continuing along the westerly boundary of said Hazelwood, Section 14, south 12° 31' 35" west a distance of 168.79 feet to a point, said point being further described as lying on the northerly boundary of Hazelwood, Section 9, as of record in Book 4300, page 50, Register's

CONTINUED...

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $14,250.00
Affiant
Subscribed and sworn to before me, this the 26th day of August 1975
Notary Public
My commission expires: (Affix Seal)

Dep. Reg.

Office of Davidson County, Tennessee; thence leaving the said westerly boundary of Hazelwood, Section 14 and running with the northerly boundary of said Hazelwood, Section 9, north 81° 36' 15" west a distance of 172.13 feet to a point, said point being further described as the northwest corner of said Hazelwood, Section 9, and also the southeast corner of Hazelwood, Section 12, as of record in Book 4300, page 143, Register's Office of Davidson County, Tennessee; thence leaving said northerly boundary of Hazelwood, Section 9 and running with the easterly boundary of said Hazelwood, Section 12, north 42° 43' 36" west a distance of 298.86 feet to a point; thence continuing with said easterly boundary of Hazelwood, Section 12, north 15° 34' 46" west a distance of 140.29 feet to a point, said point being further described as the northeast corner of said Hazelwood, Section 12, and also the southwest corner of Hazelwood, Section 13, thence leaving said easterly boundary of Hazelwood, Sectin 12, and running with the boundary of said Hazelwood, Section 13, north 38° 16' 12" east a distance of 96.18 feet to a point; thence continuing with said boundary of Hazelwood, Section 13, south 88° 22' 49" east a distance 112.00 feet to the point of beginning, containing 3.42, more or less, acres.

Being part of the same property conveyed to E. B. Woodroof and wife, Hazel C. Woodroof by deed from James E. Covington, Clerk and Master of record in Book 2135, page 271, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. B. Woodroof, Sr. and wife, Margrette D. Woodroof *their heirs and assigns, forever.*

And we *do covenant with the said* R. B. Woodroof, Sr. and wife, Margrette D. Woodroof *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.*

And we, E. B. Woodroof and wife, Hazel C. Woodroof *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* R. B. Woodroof, Sr. and wife, Margrette D. Woodroof, *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 13 *day of* December, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. B. Woodroof

Hazel C. Woodroof

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William C. Davis, a Notary Public in and for said County and State, the within named

E. B. Woodroof and wife, Hazel C. Woodroof

the bargainors, 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 13 day of December, 1974.

William C. Davis, Notary Public.

Commission Expires MY COMMISSION EXPIRES JAN. 19, 1976

STATE OF
COUNTY OF

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

E. B. WOODROOF, ET UX

TO

R. B. WOODROOF, SR., ET UX

D 12797

IDENTIF. REFERENCE

AUG 26 9 39 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON