This instrument was prepared by Lawrence D. Wilson, Attorney-at-Law,
North Harding Mall,
Nashville, Tenn. 37211

WARRANTY DEED

BOOK 4978 PAGE 237

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bernard L. Werrbach,Jr.Et Ux	Kimbrough-Kavanaugh & Assoc.	
(NAME) 1015 Woodslake DRIVE	(NAME) 404 James Robertson Pkwy.	33-15
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tennessee 37219	81
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

and other good and valuable consideration including grantees agreement to assume and pay the balance of the mortgage indebtedness owed on the premises dated August 1, 1960, to Miller Kimbrough, Trustee, for Kimbrough-Phillips Company, of record in Book 3111, Page 193, Register's Office for Davidson County, Tennessee, in the original principal sum of $14,550.00.

Ruby E. Woodcock and Charles W. Woodcock, hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Bernard L. Werrbach, Jr. and wife Virginia M. Werrbach, their *(successors), heirs and assigns,*

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

LAND in Davidson County, Tennessee, being Lot No. 138 on the Plan of Primrose Acres, Section 2, of record in Book 2900, page 44, Register's Office for said County.

SAID Lot No. 138 fronts 120 feet on the northwesterly side of Woods Lake Drive and extends back 306.7 feet on the northeasterly line and 372.9 feet on the southwesterly line to a dead line measuring 138 feet thereon.

BEING the same property conveyed to Otis C. Woodcock, et ux, Ruby E. Woodcock, and Charles W. Woodcock, by deed from Eugene B. Wilson, and wife, Mary W. Wilson, as of record in Book 4773, Page 302, Register's Office for said County, said Otis C. Woodcock being now deceased.

Grantors further transfer and convey unto Grantees the funds held in escrow by Kimbrough-Kavanaugh & Associates and do hereby authorize Kimbrough-Kavanaugh & Associates to transfer the existing insurance on the premises to Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 10th day of December 19 75

My commission expires: 1-29-78 (Affix Seal)

X Bernard L. Werrbach, Jr.
Affiant Bernard L. Werrbach, Jr.

Notary Public

This is unimproved ( ) improved (X) property, known as 1015 Woodslake Drive, Madison, Tennessee 37115
(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 Grantees, 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.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 10th *day of* December, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Ruby E. Woodcock
Ruby E. Woodcock

X Charles W. Woodcock
Charles W. Woodcock

BOOK 4978 PAGE 238

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lawrence D. Wilson, a Notary Public in and for said County and State, Ruby E. Woodcock and Charles W. Woodcock'

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 10th day of December, 1975

Notary Public

Commission expires 11-17-76

LAWRENCE D. WILSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Ruby E. Woodcock, Et, Charles W. Woodcock

TO
Bernard L. Werrbach, Jr.,

and wife, Virginia M. Werrbach

DEC 10 75 CONV 28,000.00
DEC 10 75 S'TAX B* 72.80
DEC 10 75 PR'FEE B* .50
DEC 10 75 W'DEED B* 4.00 * 77.30

D 27670

IDENTIF. REFERENCE

DEC 10 12 04 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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Phone 255-4631
NASHVILLE, TENNESSEE 37238