This instrument prepared by:
Pat Nichol
Attorney at Law
941 Richards Road
Antioch, Tennessee 37013

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Buchanan et ux	same	6DA-32014
(NAME:) 264 E. Tanksley Avenue	(NAME:)	Map 119-14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	Par. 34
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of -----Ten and 00/100----------
----------($10.00)---------- *DOLLARS*
cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations,

We, Andrew T. Woodroof, Katherine Woodroof Potter, Louise Woodroof Hailey, Frank P. Woodroof, Jr., Mary R. Woodroof Lutz, Sara E. Woodroof Wallen, Ruby Woodroof Manning, John J. Woodroof and Sam D. Woodroof

It is agreed and understood that Sam D. Woodroof and Sam Davis Woodroof are one and the same persons.

AUG-1F	CONV	15,950.00			
AUG-1F	S'TAX		B*	41.34	
AUG-1F	P&'FEE		B*	.50	
AUG-1F	W'DEED		B*	8.00	* 49.84

have bargained and sold, and by these presents do transfer and convey unto the said Robert W. Buchanan and wife, Sheron D. Buchanan their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 1 of block "E" on the map of Woodbine Courts, not of record, described according to a copy of a plan of said subdivision made by Blanchard & Parrish, Engineers, as follows:

Beginning at a point in the north margin of Tanksley Avenue at the corner of lots Nos. 34 and 1; thence with the line between said lots northerly 155.5 feet to corner of said lots and of lots Nos. 29 and 30; thence with the line between lots Nos. 1 and 29, easterly 75 feet to a point; thence southerly 155.5 feet to the north margin of Tanksley Avenue; thence with the margin of the same westerly 75 feet to the beginning.

Being the same property conveyed to Nannie M. Woodroof by deed from Allen R. Baker Jr. and wife, Clara V. Baker of record in Book 4256, Page 131, Register's Office for Davidson County, Tennessee. The said Nannie M. Woodroof having died testate in Davidson County, Tennessee on January 8, 1977 and whose Last Will and Testament has been filed for probate and is of record in Minute Book 119, Page 500, Probate Court Clerk's Office for Davidson County, Tennessee, which Last Will and Testament named the above grantors as the sole divisees.
The grantors agree that the net proceeds from this real estate transaction shall be paid directly to Sam Davis Woodroof, Executor to be disbursed according to law.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 15,950.00

Subscribed and sworn to before me, this the 29th day of July, 19 77

Robert W. Buchanan
Affiant

My commission expires: 11-26-80 (Affix Seal)

Notary Public

This conveyance is made subject to a 35 foot setback line from Tanksley Avenue, and a ten foot easement along the rear of the lot for public utilities as shown on an unrecorded plan of Woodbine Courts, Part Two, and to easement for sanitary sewers of record in Book 4168, page 706, and restrictive covenants of record in Book 1163, page 441, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved XX property, known as 264 East Tanksley (House Number) (Street), Nashville P. O. Address: Tennessee 37211 (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 Robert W. Buchanan et ux Sheron D. Buchanan their *heirs and assigns, forever.*

And we *do covenant with the said* Robert W. Buchanan et ux Sheron D. Buchanan *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 the said grantors *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert W. Buchanan et ux Sheron D. Buchanan, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 25 *day of* July, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Mary R. Woodroof Tuley
[redacted]
X Katherine Woodroof Tabor
X Andrew T. Woodroof
X Sara E. Woodroof Hawkins

Sam D. Woodroof
Louise Woodroof Stirling
John J. Woodroof, II
Tuley Woodroof Manning
Frank P. Woodroof
Sam D. Woodroof Exc

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bill Hall, a Notary Public in and for said County and State, the within named Andrew T. Woodroof, Louise Woodroof Harley, Frank D. Woodroof, Jr., Sara E. Woodroof Wallen, Ruby Woodroof Manning, John J. Woodroof and Sam D. Woodroof, Executor of the estate of Nannie M. 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 26 day of July, 19 77.

Bill Hall, Notary Public.

Commission Expires May 13-1978 at Large

STATE OF Kentucky
COUNTY OF Warren

Personally appeared before me, Marcita A. Price, a Notary Public in and for said County and State, the within named Katherine Woodroof Potter

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

Witness my hand and official seal at Bowling Green, Ky. this 25 day of July, 19 77.

Marcita A. Price, Notary Public.

Commission Expires MY COMMISSION EXPIRES JUNE 22 1978

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.....

STATE OF NORTH CAROLINA
COUNTY OF Catawba

Personally appeared before me, Robert F. Bryan Jr. a Notary Public for said County and State Mary R. Woodroof Lutz, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Catawba County on this the 22 day of July, 1977.

Robert F. Bryan Jr.
NOTARY PUBLIC

My commission expires: Oct 23, 1980

11-20-74-D

WARRANTY DEED

FROM
ANDREW T. WOODROOF ET AL

TO
ROBERT W. BUCHANAN ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

AUG 1 12 51 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

E 17570

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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