FILE BOX 4

BOOK 5375 PAGE 80 78-12-22

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,950.00

Steven F. Diggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER 19 78.

Notary Public

MY COMMISSION EXPIRES: 6/7/80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN F. DIGGS, et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	148-8
4608 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	184
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA 23451 (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, R. B. WOODROOF and wife, MARGRETTE D. WOODROOF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN F. DIGGS and wife, BONITA L. DIGGS

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:

BEING Lot No. 42 on the Plan of Hazelwood Subdivision, Section 17, of record in Book 5210, Page 30, Register's Office for Davidson County, Tennessee.

SAID Lot No. 42 fronts 60 feet on the southeasterly side of Xavier Drive and extends back 143.56 feet on the northeasterly line and 140.41 feet on the southwesterly line to a dead line in the rear measuring 60 feet thereon.

BEING part of the same property conveyed to R. B. Woodroof and wife, Margrette D. Woodroof by deed from E. B. Woodroof and wife, Hazel C. Woodroof of record in Book 4992, Page 608, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to Restrictive covenants of record in Book 4562, Page 138, and Book 5305, Page 834, said Register's Office; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 4608 Xavier Drive (House Number) (Street) Antioch, Tennessee 37013 (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.

Witness our hand s this 11th day of DECEMBER 19 78

R. B. WOODROOF

Margrette D. Woodroof
MARGRETTE D. WOODROOF

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. B. WOODROOF and wife, MARGRETTE D. 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 11th day of DECEMBER, 19 78

Commission expires 6/7/80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
R. B. WOODROOF et ux
MARGRETTE D. WOODROOF

TO
STEVEN F. DIGGS et ux
BONITA L. DIGGS

F. 0 5 1 8 6

IDENTIF. REFERENCE

DEC 14 1 49 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FILE BOX 4

DEC 14 78	CONV	31,950.00			
DEC 14 78	S'TAX		B*	82.94	
DEC 14 78	PR'FEE		B*	.50	
DEC 14 78	W'DEED		B*	4.00	* 87.44