File Box 43

BOOK 7709 PAGE 997

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,900.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 19 88

_____
Notary Public

MY COMMISSION EXPIRES 3-1-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Royce Dean Woodruff	Troy & Nichols, Inc.	136-16 #15
(NAME)	(NAME)	
3700 Folkstone Drive	P.O. Box 4025	2D-73906
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Monroe, LA 71211	
(CITY) (STATE) (P.O. ZIP)	(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, P P & G PROPERTIES, a partnership consisting of Michael J. Philbin, William Ritchie Pigue and Arthur Gardner d/b/a Justin Town Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Royce Dean Woodruff and his wife, Charlotte Woodruff

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

LAND in Davidson County, Tennessee, zone lot division, being Lot No. 77B on the Plan of Chelsea of Priest Lake, Section 1A, Lots 74 through 77 as of record in Book 6250, Page 36, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Folkstone Drive, said point being the common corner of Lots 77A and 77B; thence with the common border of said lots 133.01 feet to a point; thence easterly 58.76 feet to a point; thence southerly 108 feet along common borders of Lots 77B and reserve parcel A to the beginning of a curve; thence along said curve in a westerly direcion 39.27 feet and continuing in a westerly direction along the northerly margin of Folkstone Drive 32.29 feet to the point of beginning.

Being the same property conveyed to P P & G Properties, a partnership consisting of Michael J. Philbin, William Ritchie Pigue and Arthur Gardner, d/b/a/ Justin Town Properties, by deed from Philhall Corporation of record in Book 6328, page 11, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 3700 Folkstone Drive, (House Number) (Street) Antioch, TN 37013 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, esate, 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 ti, 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 hands this 18th day of November, 19 88

P P & G PROPERTIES

By: _____
Michael J. Philbin, Partner

x William Ritchie Pigue
William Ritchie Pigue, Partner

x Arthur Gardner
Arthur Gardner, Partner

By: William Ritchie Pigue
William Ritchie Pigue, Atty in Fact

STATE OF TENNESSEE
Davidson County

BOOK 7709 PAGE 998

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 _____

_____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

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 0248 11/22 0101 03CHECK 194.27 day of _____, 19_____.

My commission expires _____

_____
Notary Public

8.7.6.2.D.

IDENTIFIT REFERENCE

Nov 22 1 28 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

WARRANTY DEED

FROM
P P & G Properties, a partnership

TO
Royce Dean Woodruff et ux
Charlotte Woodruff

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Michael J. Philbin and William Ritchie Pigue, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be a partner of P P & G Properties, the within named bargainors, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this the 17th day of November, 1988.

My Commission expires: 3-11-90

Notary Public

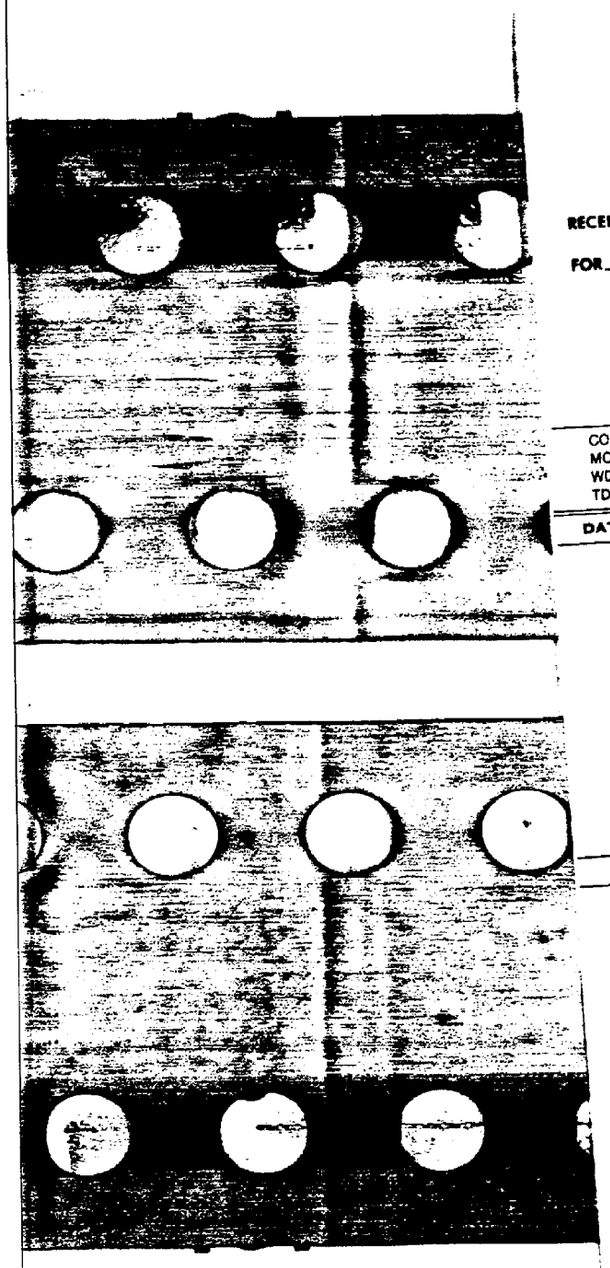
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of November, 1988, before me personally appeared William Ritchie Pigue, to me known to be the person who executed the foregoing instrument in behalf of Arthur Gardner, and acknowledged that he executed the same as the free act and deed of the said Arthur Gardner.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of November, 1988.

My Commission expires: 3-11-90

Notary Public



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7709 PAGE 999

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 56900.00
CON TX 187.77
PRFEE 0.50
WDEED 6.00
TOTAL 194.27
CHECK 194.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/22/88 01 13:21 0001 0248

8. 7. 6 2. 9.

IDENTIFICATION REFERENCE

Nov 22 1 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156779

NASHVILLE F