K 1641

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ - - Three Thousand Two Hundred Fifty and no/100 Dollars - ($3,250.00) - - - - - - - - - - - - DOLLARS cash in hand paid, receipt of which is hereby acknowledged, I, B. E. Woodard, Trustee, pursuant to the powers vested in me in deed recorded in book 1358, page 149, Register's office, Davidson County, Tennessee,

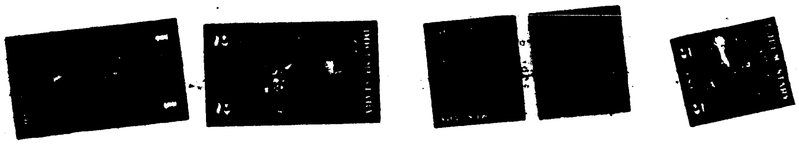
have bargained and sold, and by these presents do transfer and convey unto the said James Brown McKee and wife, Louise Sykes McKee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 13 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, of record in Book 1130, page 87, Register's Office for said County.

Said Lot No. 13 fronts 150 feet on the westerly side of Brookfield Drive and runs back 318.8 feet on the northerly line and 317.2 feet on the southerly line, to a dead line in the rear, which is a broken line, on which it measure 162 feet.

Being part of the property conveyed to B. E. Woodard, Trustee, by deed from American National Bank, Executor, of record in Book 1358, page 149, said Register's Office.

Subject to set back line and Public Utility easement as shown on Revised Plan of B. E. Woodard's Warner Park Subdivision as of record in book 1130, page 87, Register's Office for said County; also subject to restrictions as of record in book 1358, page 149, and book 1357, page 600, said Register's Office, except that no house shall be built on this lot costing less than $17,500 instead as set forth in the restrictions.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Brown McKee and wife, Louise Sykes McKee, their heirs and assigns, forever.

And I do covenant with the said James Brown McKee and wife, Louise Sykes McKee, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1948 taxes which have been prorated and assumed by the grantees.

And I, B. E. Woodard, Trustee do further covenant and bind myself, my successors heirs and representatives, to warrant and forever defend the title to the said land to the said James Brown McKee and wife, Louise Sykes McKee, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st day of October, 194[illegible].

/ B. E. Woodard Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruth Underwood, a Notary Public in and for said County and State, the within named B. E. Woodard, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 194[illegible].

Ruth Underwood
Notary Public

Commission expires July 6, 1950

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