1678

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

Ten and No/100ths - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Robert Edward Wunner and wife, Martha I. Wunner, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, E. B. Woodroof and wife, Hazel Corbitt Woodroof

have bargained and sold, and by these presents do transfer and convey unto the said Robert Edward Wunner and wife, Martha I. Wunner 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. 33 on the plan of William Lee's Subdivision of the Roth property, as of record in book 1130, page 67, Register's Office for said County, described as follows:
Beginning on the westerly margin of Wingate Avenue at the corner of lots Nos. 33 and 34; thence with the line between said two lots, westwardly 160 feet to the easterly line of Lot "B"; thence with the easterly line of said lot, southwardly 65 feet to the northerly margin of a proposed street; thence with said street, eastwardly 144.74 feet to the beginning of a curve; thence around said curve in a northeasterly direction 31.5 feet to the westerly margin of Wingate Avenue; thence with said Avenue, northwardly 45.1 feet to the beginning.

Being part of the property conveyed to E. B. Woodroof and wife, Hazel Corbitt Woodroof, by deed from Phillip Saindon and wife, of record in book 1627, page 423, said Register's Office.

This conveyance is made subject to easement for public utilities as shown in book 1130, page 67, and restrictive covenants of record in book 1300, page 572, said Register's Office.

Taxes for 1948 have been pro rated and assumed by grantees.

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 Edward Wunner and wife, Martha I. Wunner their heirs and assigns, forever.

And we do covenant with the said Robert Edward Wunner and wife, Martha I. Wunner 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 we, E. B. Woodroof and wife, Hazel Corbitt Woodroof do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert Edward Wunner and wife, Martha I. Wunner their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands 28th day of December, 1948.

E. B. Woodroof

Hazel Corbitt Woodroof

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. E. Bernal, a Notary Public in and for said County and State, the within named E. B. Woodroof and wife, Hazel Corbitt Woodroof, the bargainor 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 3rd day of JANUARY, 1949.

Commission expires Oct. 16, 1952

W. E. Bernal
Notary Public

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