K 1710

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ ----------$10.00---------- **DOLLARS**

----------TEN AND NO/100---------- **DOLLARS**

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, EVERETT B. WOODROOF AND WIFE, HAZEL CORBITT WOODROOF **have bargained and sold, and by these presents do transfer and convey unto the said** BILLIE BAIN HYATT, UNMARRIED **HIS 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, NEAR THE CITY OF NASHVILLE, BEING LOT NO. 36 ON THE MAP OF TUGGLE HEIGHTS, AS OF RECORD IN BOOK 1130, PAGE 90, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 36 FRONTS 60 FEET ON THE EASTERLY SIDE OF WINGATE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 157.5 FEET TO A DEAD LINE.

BEING PART OF THE PROPERTY CONVEYED TO EVERETT B. WOODROOF AND WIFE, HAZEL CORBITT WOODROOF, BY DEED FROM ANTOINETTE TURNER, UNMARRIED, OF RECORD IN BOOK 1449, PAGE 287, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS AND EASEMENTS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BILLIE BAIN HYATT, UNMARRIED **HIS heirs and assigns, forever.**

And WE **do covenant with the said** BILLIE BAIN HYATT, UNMARRIED **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, EVERETT 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** BILLIE BAIN HYATT, UNMARRIED **HIS heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness OUR **hand** S **this** 15 **day of** MARCH **, 1949.**

E B. Woodroof

Hazel Corbitt Woodroof

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lucile D. Hume **, a Notary Public in and for said County and State, the within named** EVERETT B. WOODROOF AND WIFE, HAZEL CORBITT WOODROOF

the bargainor S **, 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** 15 **day of** MARCH **, 1949**

Commission expires Oct. 8, 1951

Lucile D. Hume
Notary Public

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