K 1813

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 8,950.00 . . . . . ,
EIGHT THOUSAND NINE HUNDRED FIFTY AND NO/100THS . . . . . DOLLARS
cash in hand paid by ABRAHAM T. KANADAY and wife, EUGENE G. KANADAY, receipt of which is hereby acknowledged,

We, JOSEPH CECIL WOODARD and wife, ELIZABETH IRENE WOODARD, have bargained and sold, and by these presents do transfer and convey unto the said ABRAHAM T. KANADAY and wife, EUGENE G. KANADAY, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 11th Civil District in Davidson County, Tennessee, being Lot No. 23 of Block "C" on the Map of the Resubdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said lot fronts 50 feet on the northerly side of Ardee Avenue and runs back between lines, 241.4 feet on the westerly line and 243.9 feet on the easterly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Joseph Cecil Woodard and wife, Elizabeth Irene Woodard, by deed from Howard F. Butler, Trustee, of record in Book 1755, page 635, said Register's Office.

Above property conveyed subject to 8-foot easement along the rear of the lot for public utilities, as of plan in Book 974, pages 56 and 57; and subject to restrictive covenant in Book 1066, page 225, as amended in Book 1066, page 511, and re-recorded in Book 1108, page 689, and restrictions in deed from William Bate Williams to Louis R. Linx, and wife, dated April 25, 1942, of record in Book 1194, page 29, which are the same as the restrictions in Book 1108, page 689, except the expiration date is 20 years from April 25, 1942. Said restrictions were recorded prior to Feb. 15, 1950.

Taxes for 1950 to be paid by purchaser, the same having been prorated.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ABRAHAM T. KANADAY and wife, EUGENE G. KANADAY, their heirs and assigns, forever.

And we do covenant with the said ABRAHAM T. KANADAY and wife, EUGENE G. KANADAY, 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, except as hereinbefore set out.

And we, JOSEPH CECIL WOODARD and wife, ELIZABETH IRENE WOODARD, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ABRAHAM T. KANADAY and wife, EUGENE G. KANADAY, their heirs and assigns against the lawful claims of all persons, whomsoever.

DOCUMENTARY 10 CENTS 10 — DOCUMENTARY 50 CENTS 50 — DOLLAR MONTHLY PAYMENT REAL ESTATE LOAN

Witness our hands this 6th day of April, 1950.

Joseph Cecil Woodard
Elizabeth Irene Woodard

STATE OF TENNESSEE
Davidson County

Personally appeared before me Louise Lovell, a Notary Public in and for said County and State, the within named JOSEPH CECIL WOODARD and wife, ELIZABETH IRENE WOODARD, 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 8 day of April, 1950.

Louise Lovell
Notary Public

Commission expires July 11, 1953

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