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WARRANTY DEED   Form 1002   Published by Tennessee Title Company

For and in consideration of the sum of $ Five ($5.00) - DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Clarence E. Barnes and wife, Nellie Mai M. Barnes of the balance of an indebtedness in the amount of $5145.25, secured by a deed of trust, on the property herein conveyed, executed by Rembert B. Woodroof and wife, Margaret D. Woodroof to Miller Kimbrough, Trustee, of record in book 1650, page 189, Register's Office for Davidson County, Tennessee, to secure the payment of a note dated September 14th, 1948 for $5650.00, with interest from date at the rate of 4% per annum. Principal and interest shall be payable in monthly installments of $37.45, commencing on the first day of November, 1948 and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest shall be due and payable on the first day of February, 1966.

We, R. B. Woodroof and wife, Margaret D. Woodroof have bargained and sold, and by these presents do transfer and convey unto the said Clarence E. Barnes and wife, Nellie Mai M. Barnes 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, being lot No. 20 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.
Said lot No. 20 fronts 60 feet on the northerly side of Sunrise Avenue and extends back 181.73 feet on the easterly line and 181.7 feet on the westerly line, to the southerly margin of lot "C" in said subdivision, measuring 60 feet thereon.
Being the same property conveyed to R. B. Woodroof and wife, Margaret D. Woodroof by deed from Melvin L. Smith and wife, of record in book 1560, page 481, said Register's Office.
Subject to restrictions of record in book 1300, page 572, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence E. Barnes and wife, Nellie Mai M. Barnes their heirs and assigns, forever.

And we do covenant with the said Clarence E. Barnes and wife, Nellie Mai M. Barnes 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, R. B. Woodroof and wife, Margaret D. 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 Clarence E. Barnes and wife, Nellie Mai M. Barnes their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18 day of November, 1950.

R B Woodroof

Margaret D. Woodroof

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edgar Turrentine, a Notary Public in and for said County and State, the within named R. B. Woodroof and wife, Margaret D. Woodroof 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 18 day of November, 1950.

Commission expires July 11, 1954

Edgar Turrentine
Notary Public

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