2043

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00

---- Five and no/100ths ---- DOLLARS

cash and other good and valuable considerations paid by William Elliott Bowden and wife, Roberta Briley Bowden, receipt of which is hereby acknowledged;

Woodhaven Homes, Incorporated, a corporation organized and existing under the laws of the State of Tennessee, has

/ ~~bargained~~ and sold, and by these presents does transfer and convey unto the said William Elliott Bowden and wife, Roberta Briley Bowden, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot 34 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Crestridge Drive at the corner of Lots Nos. 33 and 34; thence with the line between said lots southeasterly 159.3 feet to a point, a corner of said lots and of Lot No. 35; thence with the line between Lots Nos. 34 and 35; southeasterly 178.5 feet to the easterly margin of Brookhaven Drive; thence with the margin of the same, northeasterly 159.65 feet to a point, and continuing with the margin of the same, northerly around a slight curve, 150.07 feet to a point and continuing with the margin of said Drive northwesterly 10.08 feet to the beginning of a curve; thence around said curve, northwesterly 37.34 feet to the southerly margin of Crestridge Drive; thence with the margin of the same southwesterly 262.45 feet to the beginning.

Being part of the property conveyed to Woodhaven Homes, Incorporated, by deed from Paramount Homes, Incorporated, of record in Book 1970, page 15, said Register's Office.

Said property is conveyed subject to the restrictions, limitations, and easements set out in an instrument of record in Book 1578, page 276, in Book 1786, page 501, and in Book 1969, page 609, said Register's Office, and also subject to the owner's certificate as set out on the plan of said Subdivision which is of record in Book 1835, pages 49, 50 and 51, said Register's Office, and also subject to the poles and guide wires for public utilities as now may be on the 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 William Elliott Bowden and wife, Roberta Briley Bowden, their heirs and assigns, forever.

And Woodhaven Homes, Inc., does / ~~it~~ covenant with the said William Elliott Bowden and wife, Roberta Briley Bowden that it is lawfully seized and possessed of said land in fee simple; ~~has~~ a good right to convey it. and the same is unencumbered, except for 1952 taxes which purchasers assume and agree to pay.

And Woodhaven Homes, Incorporated, does ~~it~~ further covenant and bind itself, its/ assigns and representatives, to warrant and forever defend the title to the said land to the said William Elliott Bowden and wife, Roberta Briley Bowden, their heirs and assigns against the lawful claims of all persons, whomsoever.

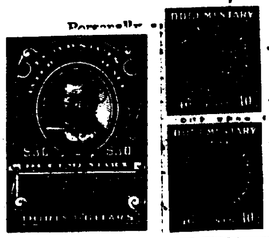
Witness our hands this 15th day of April, 1952.

ATTEST: WOODHAVEN HOMES, INC.

By Mildred W. Mathews, Secretary — By C. B. Kelley, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ in said County and State aforesaid, this _____ day of _____, 19____.



_____ Notary Public

539