K 2271

For and in consideration of the sum of One Hundred ($100.00) - No/100 DOLLARS

Cash paid by A. R. Woodroof and wife, Hettie Woodroof the receipt of which is hereby acknowledged and an agreement to assume and pay the balance of a loan due Home Federal Savings & Loan Association secured by a Trust Deed on the property herein conveyed of record in book 1842, page 7, R. O. D. C., Tennessee.

I, Irma Vincent have bargained and sold, and by these presents do transfer and convey unto the said A. R. Woodroof and wife, Hettie Woodroof 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. 49 on the Map of Section one, Joywood Heights, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, June 12, 1946, as follows:

Beginning on the southerly margin of Wesley Avenue at the corner of lots Nos. 48 and 49; thence with the line between said two lots southwardly 196.6 feet; thence westwardly 60 feet to the corner of lots Nos. 49 and 50; thence with the line between said two lots northwardly 198.2 feet to the southerly margin of said Avenue; thence with said Avenue eastwardly 60 feet to the beginning.

Being the same property conveyed to Mrs. Irma Vincent By deed from Mrs. Edith Vincent Gleaves of record in book 2137, page 467, R. O. D. C., 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 A. R. Woodroof and wife, Hettie Woodroof their heirs and assigns, forever.

And I do covenant with the said A. R. Woodroof and wife, Hettie Woodroof that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Mrs. Irma Vincent do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said A. R. Woodroof and wife, Hettie Woodroof their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of March, 19 54

Mrs. Irma Vincent.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Julia L Gallaher, a Notary Public in and for said County and State, the within named Mrs. Irma Vincent, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of March, 19 54

Commission expires April 5, 1955

Julia L Gallaher
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 19 day of MAR 1954 at 12:11 P.M.
Noted in Book 81 Page 633
Recording Fee $2.00
JAMES P. WILSON, Register
By M. McKinney D.R.

WARRANTY DEED
FROM
Mrs. Irma Vincent
TO
A. R. Woodroof and wife,
Hettie Woodroof
13956

Attorneys
Title Guaranteed
NASHVILLE, TENN.

PG 588