K 2345

For and in consideration of the sum of $ 10.00

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

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, Charles R. Wood and wife, Dorothy Wood

have bargained and sold, and by these presents do transfer and convey unto the said James T. Rooker and wife, Barbara M. Rooker

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly 24 feet of the westerly 160 feet of Lot No. 2 and the northerly 51 feet of the westerly 160 feet of Lot No. 3, on the Map of a Subdivision of Lot No. 6 of the William White Heirs' Property, as of record in Book 332, page 76, Register's Office for said County.

Said parts of said lots adjoin and front together 75 feet on the easterly side of Meridian Street and runs back between parallel lines, parallel to and 126 feet north of the northerly margin of Edith Street, 160 feet to a dead line, said dead line having formerly been in deeds declared to be an alley, but which alley is being abandoned, and to which no rights are hereby conveyed.

Being part of the property conveyed to Charles R. Wood by deed from Tennie Moon, widow, of record in Book 1715, page 303, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James T. Rooker and wife, Barbara M. Rooker their heirs and assigns, forever.

And we do covenant with the said James T. Rooker and wife, Barbara M. Rooker 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 by 1955 taxes, which the grantees herein agree to pay.

And we, the grantors, herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 3rd day of March, 19 55.

Charles R. Wood
Charles R. Wood

Dorothy Wood
Dorothy Wood

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County, the within named Charles R. Wood and wife, Dorothy Wood

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 3rd day of March, 19 55

Commission expires July 15th, 1956.

Notary Public, State-At-Large.

48950

WARRANTY DEED

G-9961-2-gh

FROM

CHARLES R. WOOD, ET UX

TO

JAMES T. ROOKER, ET UX

REGISTER'S OFFICE
PLEASE RETURN TITLE TO BOX
REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record MAR 2 1955
at 3:40 o'clock P.M.
Noted in Book 3 Page 422
Recorded in Book Page
Recording Fee $2.00
JAMES P. [illegible], Register
By [illegible] D.C.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 49