K 2345

WARRANTY DEED G-3296 — B. E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN*** DOLLARS ($10.00),

and other good and valuable considerations paid by A. R. Woodroof and wife, Hettie Woodroof, the receipt of all of which is hereby acknowledged,

WILLIAM W. LITTLE, joined by his wife, JIMMIE AZLEE LITTLE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto A. R. WOODROOF and wife, HETTIE WOODROOF,***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 139 and 140 in the United Electric Railway Addition to East Nashville, of record in Book 161, page 8, Register's Office for said County.

Said Lots Nos. 139 and 140 adjoin and front together 100 feet on the south side of Eastside Avenue (formerly Ashworth Avenue) and run back between parallel lines to an alley.

Being the same property conveyed to Haddee B. Little by deed from G. W. Vaughn, unmarried, of record in Book 1640, page 79, said Register's Office. And being the same property inherited by William W. Little, sole heir of Haddee B. Little, deceased intestate.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 2nd day of March, 1955.

William W. Little
Jimmie Azlee Little

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Margaret V. Yarbrough, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jimmie Azlee Little, wife of ~~William W. Little~~, the bargainor(s), 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 Nashville, Tennessee, this, the 4th day of March, 1955.

Margaret V. Yarbrough
Notary Public

My commission expires: Jan. 28, 1957

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