K 2346

WARRANTY DEED — Form 1401 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100 - DOLLARS

Cash in hand paid by James William Darks and wife, Lera A. Darks, and other good and valuable considerations, receipt of which are hereby acknowledged,

WOODBINE HOMES, INC., has

~~have~~es bargained and sold, and by these presents do/transfer and convey unto the said James William Darks and wife, Lera A. Darks,

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. 83 on the Plan of Pleasant Acres, Section II, as of record in Book 2133, page 75, Register's Office for said County.

Said Lot No. 83 fronts 114.20 feet on the south side of Chadwell Drive and runs back between lines, measuring 129.5 feet on the easterly line and 125.88 feet on the westerly line to the rear line, which is a broken line, measuring 101.47 feet thereon.

Being part of the same property conveyed to Woodbine Homes, Inc., by deed from Ferriss C Bailey, Trustee, of record in Book 2332, page 147, Register's Office for Davidson County, Tennessee.

This conveyance subject to restrictive covenants of record in Book 2044, page 47, 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 James William Darks and wife, Lera A. Darks, their heirs and assigns, forever.

And Woodbine Homes, Inc., does ~~do~~ covenant with the said James William Darks and wife, Lera A. Darks that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for 19[illegible] which are pro rated and assumed by the grantee herein

And Woodbine Homes, Inc., does ~~successors and assigns~~ ~~do~~ further covenant and bind itself, its/ ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said James William Darks and wife, Lera A. Darks their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Woodbine Homes, Inc., has caused this instrument to be executed ~~Witness our hand~~ this ~~day~~ day of [illegible], 19[illegible].
by its duly authorized officers this 14th day of March, 19[illegible].

ATTEST: Darthea J Coleman, Secretary

By: Sam F. Coleman, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor, 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 _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

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