K 2401

WARRANTY DEED — Printed by Tennessee Title Company

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

Cash in hand paid by Ruffin Troy Turner and wife, Zula I. Turner, and other good and valuable considerations, receipt of which are hereby acknowledged,

WOODBINE HOMES, INC., has

bargained and sold, and by these presents do/transfer and convey unto the said Ruffin Troy Turner and wife, Zula I. Turner,

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. 52 on the Plan of Aldrich Heights, Section II, as of record in Book 2133, page 128, Register's Office for said County, and described as follows:

BEGINNING at a point in the west margin of Old Ewing Creek Road at the corner of Lots 51 and 52; thence westwardly with the line between said lots, 252 feet to a concrete monument; thence north 73 degrees 51' west 133.53 feet to an iron pin in rock crevice in center of creek; thence north 46 degrees 02' 30" east 52 feet; thence north 34 degrees 15' 18" east 105.45 feet to a point; thence eastwardly with the line between Lots 52 and 53, 300.52 feet to a point in the west margin of Old Ewing Creek Road; thence with the margin of the same and the curve of the same, 83 feet to the beginning.

Being part of the same property conveyed to Woodbine Homes, Inc., by deed from J. R. Aldrich, unmarried, of record in Book 2143, page 227, Register's Office for Davidson County, Tennessee.

This conveyance subject to restrictive covenants of record in Book 2300, page 212, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruffin Troy Turner and wife, Zula I. Turner their heirs and assigns, forever.

And Woodbine Homes, Inc., does / do covenant with the said Ruffin Troy Turner and wife, Zula I. Turner, 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 1955 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 Ruffin Troy Turner and wife, Zula I Turner, 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 by its duly authorized officers this 26th day of May, 1955.

ATTEST: WOODBINE HOMES, INC.,

Dorthea J Coleman — By: Sam F. Coleman

Secretary. 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

G 457