K 2436

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) - and No/100 - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by A. R. Woodroof and wife, Hettie Woodroof receipt of which is hereby acknowledged,

We, John E. Ward and wife, Mildred Woodroof Ward,

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 the northerly 10 feet of Lot No. 38 and the Southerly 40 feet of lot No. 39 on the plan of the Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, page 40 Register's Office said County.

Said parts of Lots Nos. 38 and 39 front together 50 feet on the Easterly side of Stockell Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to John E. Ward and wife, by deed from A. R. Woodroof and wife, of record in book 1261, page 526 said Register's Office.

As a part of the consideration herein shown, the said A. R. Woodroof and wife, Hettie Woodroof assume and agree to pay the balance of a note in the amount of $1947.61 secured by lien on the property herein conveyed by Trust Deed of record in book 1221, Page 71, 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 A. R. Woodroof and wife, Hettie Woodroof their heirs and assigns, forever.

And We do covenant with the said A. R. Woodroof and wife, Hettie Woodroof 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 as above shown.

And We, John E. Ward and wife, Mildred Woodroof Ward do further covenant and bind ourselves, our 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 our hands this 11th day of June, 1955

John E. Ward

Mildred Woodroof Ward

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named John E. Ward and wife, Mildred Woodroof Ward

the bargainor s, 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 office, this 11 day of June, 1955

Commission expires Aug 3 57

[illegible]
Notary Public

G 293