K 2437

**WARRANTY DEED**

**For and in consideration of the sum of** ----------$10.00----------

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

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, REMBERT WOODROOF AND WIFE, MARGRETTE D. WOODROOF,

**have bargained and sold, and by these presents do transfer and convey unto the said** LEANZIA C. JAMES AND WIFE, MINNIE MAE JAMES, THEIR

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF RAYMOND HEIGHTS, AS OF RECORD IN BOOK 1424, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 3 FRONTS 90 FEET ON THE WESTERLY MARGIN OF GATLIN DRIVE, AND RUNS BACK BETWEEN LINES, 166. 9 FEET ON THE NORTHERLY MARGIN AND 188.2 FEET ON THE SOUTHERLY MARGIN, WHICH IS A BROKEN LINE, TO THE REAR LINE ON WHICH IT MEASURES 40 FEET.

BEING THE SAME PROPERTY CONVEYED TO REMBERT WOODROOF AND WIFE, MARGRETTE D. WOODROOF, BY DEED FROM EDGAR TURRENTINE AND WIFE, WILLIMINA T. TURRENTINE, OF RECORD IN BOOK 2097, PAGE 411, 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** LEANZIA C. JAMES AND WIFE, MINNIE MAE JAMES, THEIR **heirs and assigns, forever.**

**And** WE **do covenant with the said** LEANZIA C. JAMES AND WIFE, MINNIE MAE JAMES, **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.**

**And** WE, REMBERT WOODROOF AND WIFE, MARGRETTE D. WOODROOF, **do further covenant and bind** OURSELVES, OUR **heirs and representatives, to warrant and forever defend the title to the said land to the said** LEANZIA C. JAMES AND WIFE, MINNIE MAE JAMES, THEIR **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** OUR **hand** S **this** 16TH **day of** JUNE, **19** 55

Rembert Woodroof

Margrette D. Woodroof

**STATE OF TENNESSEE**
**Davidson County**

**Personally appeared before me,** James L. Dodds, **a Notary Public in and for said County and State, the within named** REMBERT WOODROOF AND WIFE, MARGRETTE D. WOODROOF,

**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** 16TH **day of** JUNE, **19** 55

**Commission expires** JANUARY 26, 1959

James L. Dodds
**Notary Public**

G 87