K 2448

**WARRANTY DEED**

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

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

Cash in hand paid by Robert Wesley Osborne, Sr. and wife, Martha Louise Osborne, 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 Robert Wesley Osborne, Sr and wife, Martha Louise Osborne,

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

BEGINNING at a point in the west margin of Old Ewing Creek Road, at the corner of Lots 52 and 53; thence westwardly 300.52 feet to a point in the bed of Ewing Creek; thence with the meanderings of said Creek, the following calls and distances, north 34 deg. 15' 18", east 43.55 feet, north 78 deg. 14' 18" east 174.46 feet, north 61 deg. 52' 13" east 207.36 feet; thence south 34 deg. 42' east 69.08 feet to a point in the northwest margin of Old Ewing Creek Road; thence with the margin of the same, and the curve of the same, southwestwardly 226.66 feet to the point of beginning.

Being part of the 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 2309, page 314, 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 Robert Wesley Osborne, Sr and wife, Martha Louise Osborne, their heirs and assigns, forever.

And Woodbine Homes, Inc., does covenant with the said Robert Wesley Osborne, Sr and wife, Martha Louise Osborne 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 further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Robert Wesley Osborne, Sr and wife, Martha Louise Osborne, 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 1st day of September, 1955.

ATTEST: WOODBINE HOMES, INC.

Martha J. Coleman — Secretary

By: Sam J. 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 office, this _____ day of _____, 19____

Commission expires _____

_____ Notary Public

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