K 2485

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $4,000.00 ********** Four Thou-
sand and 00/100ths ********** DOLLARS

this day paid in cash by Elaine Woodward, the receipt of which is hereby acknowledged, we, William S. Woodward, Executor of the Estate of Enis E. Woodward, Elaine Woodward, Executor of the Estate of Enis E. Woodward, E. Elmer Woodward, Paul E. Woodward, Clarence Woodward, Anna Margaret Woodward Jordan, Boyd O. Woodward, William S. Woodward

have bargained and sold, and by these presents do transfer and convey unto the said Elaine Woodward, her heirs and assigns, all our right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southwesterly 70 feet of Lot No. 23 on the Map of Hailey's Subdivision of a part of Block No. 5 in G.T. Sheegog's Subdivision at Bordeaux, Tennessee, a plan of which is of record in Book 547, page 155, of the Register's Office for Davidson County, Tennessee.

Said 70 feet of Lot No. 23 front 70 feet on the easterly side of River Drive and run back on the northerly line 145 feet more or less to the low water line of the Cumberland River, and run back on the southerly line 146.5 feet more or less, to said low water line of said Cumberland River and shows 70 feet thereon.

Being the same property conveyed by Roger T. Pickford and wife, Mary Pickford, to E.E. Woodward and Elaine Woodward by deed of record in Book 1912, page 527 of the Register's Office for Davidson County, Tennessee, the said E.E. Woodward having died and his will having been recorded in Will Book No. 68, page 18 Office of the County Court of Davidson County, Tennessee.

This conveyance is made subject to flowage easement of U.S.A. set out in Book 2146, page 201, R.O.D.C., Tenn.

The said E.E. Woodward owned an undivided one-half interest in said tract of land, and Elaine Woodward owned and still owns the other undivided one-half interest. By said Will of the said E.E. Woodward, title to his undivided one-half interest was vested in his Executors, William S. Woodward and Elaine Woodward, with full power and authority to sell same. All beneficiaries under said Will, except Elaine Woodward, by this deed approve this sale and

Conveyance

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elaine Woodward, her heirs and assigns, forever.

And we/ William S. Woodward and Elaine Woodward, as Executors do covenant with the said Elaine Woodward said one-half interest in/ 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 for 1955 taxes, which said taxes have been prorated and are assumed by Elaine Woodward.

And we, William S. Woodward and Elaine Woodward, as Executors of E.E. Woodward as Executors only do further covenant and bind ourselves ~~his and representatives~~, to warrant and forever defend the title to the said land to the said Elaine Woodward, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23 day of November, 1955.

William S. Woodward Executor of estate of Enis E. Woodward
Elaine Woodward Executor of Estate of Enis E. Woodward
Anna Margaret Woodward Jordan
E. Elmer Woodward Boyd O. Woodward
Clarence Woodward William S. Woodward
Paul E. Woodward

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Margaret B. Johnson, a Notary Public in and for said County and State, the within named William S. Woodward and Elaine Woodward, as Executors of the Estate of Enis E. Woodward and William S. Woodward, E. Elmer Woodward, Paul E. Woodward, Clarence Woodward, Anna Margaret Woodward Jordan and Boyd O. Woodward 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 Nashville, Tennessee, this 23 day of November, 19 55

Commission expires 8-4-58

Margaret B. Johnson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

G 273