K 2488

WARRANTY DEED

For and in consideration of the sum of ($4000.00)
FOUR THOUSAND AND NO/100 DOLLARS

Which has been paid in cash and other good and valuable considerations accepted as cash, by Garlen S. Meadows and wife Gertrude Meadows, the receipt all of which is hereby acknowledged, we William E. Woodard and wife Louise Q. Woodard

have bargained and sold, and by these presents do transfer and convey unto the said Garlen S. Meadows and wife Gertrude Meadows, 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 the west 50 feet of Lot No. 171 and the east 10 feet of Lot No. 172 on the Map of J. B. Haynie's Oriental Subdivision, as of record in Book 161, pages 26; and 27, Register's Office for said County.
Said parts of said Lots Nos. 171 and 172 adjoin and front together 60 feet on the north side of King Street and run back between parallel lines, 140 feet to a dead line.
Being the same property conveyed to William E. Woodard, and wife, Louise Q. Woodard, by deed from Garlen S. Meadows, and wife, Gertrude Meadows, of record in Book 2449, page 364, Register's Office for Davidson County, Tennessee.
As a part of the consideration Garlen S. Meadows, and wife Gertrude Meadows hereby assume and agree to pay a first mortgage loan to Wrenne Mortgage and Realty Company secured by a deed of trust to D. P. Wrenne, Jr., Trustee of record in Book 2457 page 73, in said Register's Office.

As a further part of the consideration Garlen S. Meadows and wife Gertrude Meadows, being the true and lawful owners and holders of a note of $500.00 dated September 2, 1955 and excuted by William E. Woodard and wife Louise Q. Woodard and secured by a vendor's lien in the deed of record in Book 2449, page 364 in said Register's Office declare the indebtness fully liquidated and satisfied and hereby release the lien securing same. Garlen S. Meadows the grantee herein is one and the same person as the Garland S. Meadows who conveyed within described property by deed of Record inBook 2449 pg. 364.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Garlen S. Meadows and wife Gertrude Meadows, their heirs and assigns, forever.

And we do covenant with the said Garlen S. Meadows and wife Gertrude Meadows 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 herein recited and taxes for 1956 which the purchases agree to pay when due.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Garlen S. Meadows and wife Gertrude Meadows their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4th day of January, 19 56

William E. Woodard
Louise Q. Woodard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named William E. Woodard and wife Louise Q. Woodard and Garlen S. Meadows and wife Gertrude Meadows

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 5th day of January, 19 56

[illegible]
Notary Public

My Commission expires Oct. 22nd 1957

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

HOOKER & PARKER CO., NASHVILLE

G 145