K 2495

WARRANTY DEED

For and in consideration of the sum of $10,750.00

Ten thousand seven hundred fifty----------NO/100---------- **DOLLARS**

Cash in hand paid by the grantees herein, the receipt of which is hereby acknowledged.

We, Woodrow W. Smith and wife Mary Smith

have bargained and sold, and by these presents do transfer and convey unto the said

Roy W. Woodard and wife Lillian B. Woodard

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 parts of Lots No. 3 and 5 on the Map of W. A. Thompson Subdivision of Elizabeth Curtis Estates, in the 13th, formerly the 25th Civil District of said County, and of record in Book 332, page 14, Register's Office for said County, and follows according to a survey made by Ralph W. C. Lambert, Surveyor, June 26, 1954.

BEGINNING at a point in the center of Bull Run Road, 578 feet east of the southwest corner of a 21 acres tract conveyed to T. H. Richardson and wife, in Book 2491, page 225 said Register's Office; thence with the center of said Road, ~~[illegible]~~ said Road, North 80° 15' East 145 feet to the southwest corner of a 7 acres tract conveyed to Henry C. Seat, of record in Book 7198, page 584; said Register's office; thence with Seat's west line North 10° 30' east 400 feet to a corner post in Richardson's line; thence with Richardson's line, north 38° West 400 feet to twin elms; continuing along Richardson's line north 22° West 275 feet to a 2' elm; thence along Richardson's line South 80° West 650 feet to two ash sprouts and south 32° 50' East 300 feet to the beginning, containing 4½ acres more or less.

Being part of the property conveyed to Woodrow W. Smith and wife, Mary Smith, by deed from H. F. Miller and wife, of record in Book 2081, page 447, 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 Roy W. Woodard and wife Lillian B. Woodard their heirs and assigns, forever.

And we do covenant with the said Roy W. Woodard and wife Lillian B. Woodard 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, Woodrow W. Smith and wife Mary Smith do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Roy W. Woodard and wife Lillian B. Woodard their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 3rd day of March, 1954

Woodrow W. Smith

Mary Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James P. Wilson, a Notary Public in and for said County and State, the within named Woodrow W. Smith and wife Mary Smith

the bargainor, 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 3rd day of March, 1954.

Commission expires July 22, 1956

James P. Wilson
Notary Public

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