K 2592

For and in consideration of the sum of NINE THOUSAND TWO HUNDRED FIFTY AND NO/100 ($9,250.00) DOLLARS, Cash in hand paid by Ben Junior Clark and wife, Annie Ruth Clark, the receipt of which is hereby acknowledged, I,

Mrs. Myra Goad, Widow,

have bargained and sold, and by these presents do transfer and convey unto the said Ben Junior Clark and wife, Annie Ruth Clark

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. 45 and the easterly 15 feet of Lot No. 46 of Block C, of Woodlawn Estates Subdivision, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 and the easterly 15 feet of Lot No. 46 front together 65 feet on the southerly margin of Cumberland Avenue and extend back between parallel lines 165 feet to a dead line in the rear.

Being a part of the property conveyed by warranty deed from Albert Duling, Trustee, to C. A. Goad and wife, Myra Goad, as of record in book 1309 page 455, Said Register's Office, the said C. A. Goad having since died and said Myra Goad being his surviving widow.

This conveyence is made subject to all restrictive covenants, easements and set back lines applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ben Junior Clark and wife, Annie Ruth Clark their heirs and assigns, forever.

And I do covenant with the said Ben Junior Clark and wife, Annie Ruth Clark that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1956 taxes which have been prorated and are hereby assumed by the purchasers.

And I, Mrs. Myra Goad do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ben Junior Clark and wife, Annie Ruth Clark their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 23rd day of August, 1956

Mrs Myra Goad

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named, Mrs. Myra Goad, a widow,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at office this 23rd day of August, 1956

Commission expires

A. M. Tenison Notary Public

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