K 2603

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Nine Thousand Seven Hundred Fifty and No/100 -------

----------$9,750.00 ----------**DOLLARS**

Cash in hand paid by Douglas Edward Brown and wife, Rosetta D. Brown, the receipt of which is hereby acknowledged,

WOODBINE HOMES, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~bargained~~ and sold, and by these presents do transfer and convey unto the said Douglas Edward Brown and wife, Rosetta D. Brown

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. 40 on the Plan of Whispering Hills, Section I, as of record in Book 2331, page 83, Register's Office for said County.
Said Lot No. 40 fronts 99 feet on the northerly side of Highcrest Drive, and runs back between lines measuring 208 feet on the westerly line, and 210 feet on the easterly line, to a dead line in the rear, measuring 106.4 feet thereon. Being part of the same property conveyed to Woodbine Homes, Inc., by deed from Andrew Ewing, Trustee, of record in Book 2537, page 23, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 2481, page 499, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2133, page 83, said Register's Office, which shows a 30 foot building set back line from Highcrest Drive, and a 10 foot easement for public utilities along the rear of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Douglas Edward Brown and wife, Rosetta D. Brown their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** Douglas Edward Brown and wife, Rosetta D. Brown **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.**

And Woodbine Homes, Inc. **do** es **further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Douglas Edward Brown and wife, Rosetta D. Brown their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF WOODBINE HOMES, INC., a corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 6th day of December 1956.

WOODBINE HOMES, INC.

By: Sam F. Coleman
Sam F. 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

PG 377