K 2705

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand One Hundred and No/100 ----------

----------$12,100.00 ----------DOLLARS

Cash in hand paid by James Boone Epps and wife, Willie B. Epps, the receipt of which is hereby acknowledged,

Woodbine Homes, Incorporated
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said James Boone Epps and wife, Willie B. Epps

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. 42 on the Plan of Charlotte Park, Section 1, as of record in Book 2663, pages 2, 3, 4, 5 and 6, Register's Office for said County.
Said Lot No. 42 fronts 70 feet on the southwesterly side of American Road and runs back between parallel lines 152 feet to a dead line.
Being part of the same property conveyed to Woodbine Homes, Incorporated, by deed from Consolidated Developments, Inc., a Tennessee Corporation, of record in Book 2648, page 110, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are 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 James Boone Epps and wife, Willie B. Epps their heirs and assigns, forever.

And it does ~~do~~ covenant with the said James Boone Epps and wife, Willie B. Epps 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, Incorporated does/es further covenant and bind itself, its successors ~~xxxxx~~ and representatives, to warrant and forever defend the title to the said land to the said James Boone Epps and wife, Willie B. Epps their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF WOODBINE HOMES, INCORPORATED, A corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 2nd day of December 1957.

WOODBINE HOMES, INCORPORATED

By: Sam F. Coleman
Sam F. Coleman, Chairman-of-the-Board

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

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