K 2707

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Eleven Thousand Nine Hundred and No/100 ----------
----------$11,900.00 ----------DOLLARS

Cash in hand paid by Charles Wesley Raby, Jr. and wife, Mary Pate Raby, 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 ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said Charles Wesley Raby, Jr. and wife, Mary Pate Raby

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 on the Plan of Charlotte Park Subdivision, Section I, as of record in Book 2663, page 2, Register's Office for said County, described as follows:
Beginning at a point in the southeasterly margin of Annex Drive; thence northeasterly along the margin of said Drive, 95 feet to the beginning of a curve; thence around said curve 39.3 feet to a point in the southwesterly margin of American Road; thence southeasterly along the margin of said road, 95 feet to a point, being the common corner of lots Nos. 44 and 45; thence southwesterly along the margin between said lots, 120 feet to a point; thence west 62° .07' west 120.4 feet to the point of beginning.
Being part of the same property conveyed to Woodbine Homes, Inc., by deed from Consolidated Developments, Inc., 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 Charles Wesley Raby, Jr. and wife, Mary Pate Raby their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Charles Wesley Raby, Jr. and wife, Mary Pate Raby 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 ~~xxxxx~~ and representatives, to warrant and forever defend the title to the said land to the said Charles Wesley Raby, Jr. and wife, Mary Pate Raby, 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 16th day of December 1957.

WOODBINE HOMES, INC.

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

PG 115