K 2800

Book 3303 Page 507

WARRANTY DEED

For and in consideration of the sum of SEVENTEEN THOUSAND NINE HUNDRED & 00/100 - DOLLARS ($17,900.00) - - - - - - - - - - - - - - - - - cash in hand paid by Littell Rust and Margaret S. Rust, the receipt of which is hereby acknowledged, we, WINDSOR STONE and wife, MARGARET D. STONE, - - - - - - - -

- - - - - - *have bargained and sold, and by these presents do transfer and convey unto the said* Littell Rust and Margaret S. Rust - their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the westerly part of Lot No. 15 of Block 2 on the Plan of Stokes Tract as of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 111.5 feet on the easterly side of Woodlawn Avenue and runs back 268 feet on the northerly line and 312.7 feet on the southerly line to a dead line, measuring 75 feet, more or less, thereon.

Being the same property conveyed to Windsor Stone and wife, Margaret D. Stone, by deed from P. M. Walker and wife, of record in Book 1109, Page 434, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Littell Rust and Margaret S. Rust - their *heirs and assigns, forever.* -

And we *do covenant with the said* Littell Rust and Margaret S. Rust - *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.* except as to the taxes for the year 1958, which have been pro rated and payment thereof assumed by the Purchasers.

And we, Windsor Stone and wife, Margaret D. Stone, - - - - - - - - - - - - - - - - *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Littell Rust and Margaret S. Rust - - - - - - - - - - - - - - - - their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands *this* 15 *day of* August, 19 58.

~~corporate party, having caused its name to be signed hereto by its duly authorized officers~~
~~and its seal affixed~~

Windsor Stone

Margaret D. Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. D. McMurray, *a Notary Public in and for said County and State,* Margaret D. Stone

the within named 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 Nashville, *Tennessee,*
this 15 *day of* August, 19 58

W. D. McMurray, *Notary Public*

Commission expires Jan. 23, 1962

G 507