K 2801

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eight Thousand and No/100 ----------
----------($8,000.00) ----------**DOLLARS**
Cash in hand paid by Joe E. Wales and wife, Callie Fuqua Wales, 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**
Joe E. Wales and wife, Callie Fuqua Wales

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. 48 on the Plan of Woodycrest, Section I, as of record in Book 1835, page 25, Register's Office for said County.

Said Lot No. 48 fronts 70 feet on the easterly side of Rosemary Lane and runs back between parallel lines 182 feet to a dead line.

Being the same property conveyed to Woodbine Homes, Inc., by deed from Ollie H. Ballard, Jr. and wife, Myra Helen Ballard, of record in Book 2537, page 55, Register's Office for Davidson County, Tennessee.

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 Joe E. Wales and wife, Callie Fuqua Wales
their **heirs and assigns, forever.**

And it does/~~do~~ **covenant with the said** Joe E. Wales and wife, Callie Fuqua Wales
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,** except 1958 taxes which have been prorated and are hereby assumed by the purchasers.

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** Joe E. Wales and wife, Callie Fuqua Wales
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 22nd day of August ~~witness my hand this day of~~ 1958.

WOODBINE HOMES, INC.

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

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