BK 2804

FOR AND IN CONSIDERATION of the sum of ($3,750.00) Three Thousand Seven Hundred Fifty and No/100ths Dollars, cash in hand paid by A. R. Woodroof and wife, Hettie Woodroof, receipt of which is hereby acknowledged, Nashville Bank and Trust Company/(formerly Nashville Trust Company), has bargained and sold, and by these presents does transfer and convey unto the said A. R. Woodroof and wife, Hettie Woodroof, their heirs and assigns, a certain tract or parcel of land, in the State of Tennessee, County of Davidson, described as follows:

Trustee,

Being Lot No. 24 on the Plan of Richardson's Addition to East Nashville, as of record in Book 161,page 5, Register's Office for said county. Said Lot No. 24 fronts 37 feet on the easterly side of North 4th Street, formerly Lischey Avenue, and runs back 156.4 feet on the southerly line and 156.2 feet on the northerly line, with the southerly margin of Mile End Avenue,to an alley measuring 45.2 feet thereon.
Being the same property conveyed to Nashville Trust Company, Trustee, by deed from Charles Berry Eagan and wife, dated June 25, 1952, filed July 3, 1952, and recorded in Book 2087, page 110, said Register's Office.
Taxes for 1958 have been pro rated and assumed by grantors.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. R. Woodroof and wife, Hettie Woodroof, their heirs and assigns, forever.

And we do covenant with the said A. R. Woodroof and wife, Hettie Woodroof that we are lawfully seized and possessed of said land as trustee only, and by the terms of the instrument of record in Book 2087, page 110, said Register's Office, above referred to, have a good right to convey it, and the same is unencumbered, except taxes for the year 1958.

And Nashville Bank and Trust Company does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said A. R. Woodroof and wife, Hettie Woodroof, their heirs and assigns, against the lawful claims of all persons claiming by or through it as trustee, but no further or otherwise.

This 15th day of September 1958.

NASHVILLE BANK AND TRUST COMPANY, TRUSTEE

ATTEST: _____ Secretary _____ Vice-President

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