K 2876

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) - DOLLARS

cash in hand paid by Alvin Gilbert Avril and wife, Anna R. Avril, to Woodbine Homes, Inc., a Tennessee corporation, receipt of which is hereby acknowledged, and the further consideration of the assumption by the grantees herein named of the entire remaining balance, both principal and interest, owing on a certain note executed by Woodbine Homes, Inc. to Home Federal Savings & Loan Association, Nashville, Tennessee, in the original principal amount of $7,700.00, secured by a deed of trust of record in Book 2891, page 135, Register's Office for Davidson County, Tennessee, Woodbine Homes, Inc. has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Alvin Gilbert Avril and wife, Anna R. Avril, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 59 on the Plan of Aldridge Heights, Section III, as of record in Book 2663, page 49, Register's Office for said County.

Said Lot fronts 130 feet on the southerly margin of Cornish Drive and extends back between lines 365.1 feet on the easterly side and 414.33 feet on the westerly line which is a broken line to a rear line, measuring 58 feet thereon.

Being the same property conveyed to Woodbine Homes, Inc. by deed from J. R. Aldridge, an unmarried man, of record in Book 2143, page 227, 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 Alvin Gilbert Avril and wife, Anna R. Avril, their heirs and assigns, forever.

And Woodbine Homes, Inc. does ~~do~~ covenant with the said Alvin Gilbert Avril and wife, Anna R. Avril 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 as hereinabove set out.

And Woodbine Homes, Inc. does ~~do~~ further covenant and bind itself, its ~~heirs and representatives~~ successors and assigns, to warrant and forever defend the title to the said land to the said Alvin Gilbert Avril and wife, Anna R. Avril, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 22nd day of January, 1959

WOODBINE HOMES, INC.

By Robert T. Coleman
President

PG 129