K 2956

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, DOLLARS

We, John Woodard, et ux, Espie Woodard, have bargained and sold, and by these presents do transfer and convey unto the said Grady Nix, et ux, Mildred Nix, 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. 7, Block "F" on the Map of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County.

Said lot fronts 51 feet on the south side of Maple Street and runs back between lines 100 feet on the west line and 116 feet on the east line to a dead line on which it measures 50 feet.

Being the same property as conveyed from W. T. Garner, et ux, Madgline Garner, to John Woodard, et ux, Espie Woodard, as of record in Book 1383, page 414, 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 Grady Nix, et ux Mildred Nix, their heirs and assigns, forever.

And we do covenant with the said Grady Nix, et ux, Mildred Nix, 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.

And we, John Woodard, et ux, Espie Woodard, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grady Nix, et ux, Mildred Nix, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30 day of Aug, 19 59

x John Woodard

Espie Woodard

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