BK 3026

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - $10.00 - - -

TEN AND NO/100 - DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for further consideration the grantee herein assumes and agrees to pay the remaining unpaid balance of a certain promissory note in the original principal sum of $12,200.00, executed by Homer Watkins Rodriguez and wife, Martha Eleanor Rodriguez, payable to the order of Guaranty Mortgage Company, dated July 10, 1959, and secured by a deed of trust to Herschel Greer, Trustee, of record in Book 2942, page 397, R. O. D. C. Tennessee,

we, Homer Watkins Rodriguez et ux, Martha Eleanor Rodriguez, have bargained and sold, and by these presents do transfer and convey unto the said Franelle McCurdy Wood her 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. 30 on the Map of Goodrich Heights Subdivision, as of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 begins at a point in the easterly margin of Raymond Lane in the boundary line of this Subdivision; thence easterly 223 feet along the boundary line of the Subdivision to a point marked b a concrete monument; thence northwesterly 233.9 feet to a point in the south margin of April Lane, the common front corner of this lot and a lot marked "reserved"; thence westerly along the said Lane 135 feet to a point, the beginning of a curve; thence 39.27 feet around said curve, having a radius of 25 feet, to a point in the easterly margin of Raymond Lane; thence south along the margin of said Lane, 181 feet to the point of beginning.

Being the same property conveyed to Homer Watkins Rodriguez et ux, Martha Eleanor Rodriguez, by deed from Hermitage Homes, Inc., of record in Book 2925, page 141, R.O.D.C, 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 Franelle McCurdy Wood her heirs and assigns, forever.

And we do covenant with the said Franelle McCurdy Wood 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, Homer Watkins Rodriguez et ux, Martha Eleanor Rodriguez, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Franelle McCurdy Wood her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of January, 19 60

Homer Watkins Rodriguez

Martha Eleanor Rodriguez

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