K 3031

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100ths ($10.00)

DOLLARS

and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, and for further consideration of my desire and intention to abolish the estate by the entirety now existing between myself and my husband, William N. Wooten, Jr.



I, Marie B. Wooten,/ **have bargained and sold, and by these presents do transfer and convey unto the said** William N. Wooten, Jr.

his **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. 353 on the Map of Cloverhill Subdivision, Section V, as of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 353 fronts 63 feet on the southerly margin of Emery Drive, and extends back between lines 169.1 feet on the westerly line and 165.7 feet on the easterly line to a dead line, in the rear measuring 53 feet thereon.

Being the same property conveyed to William N. Wooten, Jr. and wife, Marie B. Wooten of record in Book 2648, page 254, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to covenants and restrictions of record in Book 2145, page 262, and in Book 2273, page 88, and the Plan of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee, which shows a 30 foot building setback line from Emery Drive and a 10 foot easement for public utilities across the rear of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William N. Wooten, Jr.

his **heirs and assigns, forever.**

And I **do covenant with the said** William N. Wooten, Jr.

that I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,** except for that certain indebtedness held by Guaranty Mortgage Company in the principal amount of $7,918.31.

And I, Marie B. Wooten

do further covenant and bind myself, my **heirs and representatives, to warrant and forever defend the title to the said** William N. Wooten, Jr.

his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 8th **day of** March, 19 60.

Marie B Wooten

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