BK 3073

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ---------- ---------- ($10.00) ---------- **DOLLARS**

Cash in hand paid by Willie Allen and wife, Margaret Ann Allen, and other good and valuable considerations, the receipt of which is hereby acknowledged,

WOODBINE HOMES, INC.,

a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do/~~does~~ transfer and convey unto the said**

Willie Allen and wife, Margaret Ann Allen

their **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. 65 on the Map of Caldwell Hall, Section 1, Revised, as of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 85.0 feet on the north margin of Blackman Road and runs back between parallel lines 155.0 feet, to a dead line, measuring 85.0 feet thereon.

Being a part of the property conveyed to Woodbine Homes, Inc. by warranty deed from Ferriss C. Bailey, Trustee, as of record in Book 2998, page 291, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willie Allen and wife, Margaret Ann Allen their **heirs and assigns, forever.**

And it does ~~they~~ **covenant with the said** Willie Allen and wife, Margaret Ann Allen **that** it is ~~they are~~ **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**, except 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And Woodbine Homes, Inc. **do/~~does~~ further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Willie Allen and wife, Margaret Ann Allen, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF WOODBINE HOMES, INC., a corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 26th day of May 1960.

WOODBINE HOMES, INC.

By: Robert T. Coleman

Robert T. Coleman, President

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