BK 3096

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ---------$900.00----------

-------Nine Hundred and no/100---------- **DOLLARS**

Cash in hand paid by **Bobby E. Woodroof and wife Wilma A. Woodroof** and other good and valuable considerations which include the assumption of an unpaid balance of $10,353.00 secured by deed of trust executed by David S. Ramsey and wife Joan A. Ramsey to Ferris Bailey, Trustee, of record in Book 2516 Page 213 RODC. Given to secure the original sum of $11,100.00 payable according to the conditions and terms thereof.

We, Estates Realty Co. **have bargained and sold, and by these presents do transfer and convey unto the said** Bobby E. Woodroof and wife Wilma A. Woodroof their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** Lot No. 12 on the Plan of Sherry Heights, Sec. 1, of record in Book 2330, page 41 RODC.

Said Lot No. 12 fronts 95.7 feet on the South Side of the Old Hickory Blvd.(Hall's Lane) and runs back between lines 282 feet on the west line and 311.3 feet on the east line to a dead line in the rear on which it measures 176 feet.

Being the same property conveyed to Estates Realty Co. by David S. Ramsey & wife Joan A. Ramsey by deed of record in Book_____Page_____RODC.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bobby E. Woodroof & wife Wilma A. Woodroof their **heirs and assigns, forever.**

And we **do covenant with the said** Bobby E. Woodroof and wife Wilma A. Woodroof **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.** Except as hereinabove set out.

And We, Estates Realty Co. **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Bobby E. Woodroof & wife Wilma A. Woodroof their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 29th **day of** April **,19**60

ESTATES REALTY COMPANY, Inc.
Lowell Walker
President
C. Donald Lunn
Secty.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____**, a Notary Public in and for said County and State, the within named** _____

_____

_____

the bargainor___, **with whom I am personally acquainted, and who acknowledged that** _____ **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this _____ **day of** _____**, 19**___

Commission expires _____

_____
Notary Public

PG 415