BK 3104

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and no/hundreds DOLLARS ($10.00),

cash in hand and other good and valuable considerations paid to me by the purchasers the receipt of which is hereby acknowledged. And in addition this conveyance is made subject to a mortgage of record in Book 2933, page 319, Register's Office for Davidson County, Tennessee.

Bill Hayden Witherspoon and wife, Novella V. Witherspoon

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joe Floyd Womack and wife, Cynthia H. Womack

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the Map of Nashburn Heights, as of record in Book 1835, page 1, Register's Office for said County.

Said Lot No. 99 fronts 128.8 feet on the southeasterly side of Nashburn Road and runs back 187.4 feet on the north line and 195.8 feet on the south line to a dead line in the rear, measuring 44 feet thereon.

Being the same property conveyed to Franklin N. Knapp and wife Ruby Smith Knapp, by deed from William D. Baird and wife, Jerry C. Baird, as of record in Book 2028, page 516, said Register's Office.

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

Being the same property conveyed to Bill Hayden Witherspoon and wife, Novella V. Witherspoon, by deed from Franklin N. Knapp and wife, Ruby Smith Knapp, of record in Book 2960, page 95, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 29th day of July, 1960

Bill Hayden Witherspoon

Novella V. Witherspoon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Bill Hayden Witherspoon and wife, Novella V. Witherspoon the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 29th day of July, 1960

[illegible]
Notary Public

My commission expires: [illegible]

WARRANTY DEED

From 98328
Bill Hayden Witherspoon et ux

To
Joe Floyd Womack et ux

Filed for record the 1st day of Aug. 1960 at 10:49 A.M.
Noted in Book 54 P. 516
Recording Fee 2.00
JAMES D. WILSON, Register
By [illegible] D.C.

BARRETT REALTY CO.
976 Murfreesboro Road
Nashville, Tennessee

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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