BK 3105

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Nine Thousand Six Hundred and No/100 - ($9,600.00) - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Rader Fizer and wife, Roberta B. Fizer, 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 bargained and sold, and by these presents do transfer and convey unto the said Rader Fizer and wife, Roberta B. Fizer

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. 9 on Block "H" on the Map of Berry Hill Gardens as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 58.0 feet on the north margin of East Iris Drive and extends back 135.0 feet on the west line and 151.9 feet on the southeast line to a dead line, measuring 117.4 feet thereon.

Being the same property conveyed to Woodbine Homes, Inc. by warranty deed from Margaret Ford Adams as of record in Book 3071, page 351, 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 Rader Fizer and wife, Roberta B. Fizer their heirs and assigns, forever.

And it does covenant with the said Rader Fizer and wife, Roberta B. Fizer that it is 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 further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Rader Fizer and wife, Roberta B. Fizer 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 15th day of August 1960.

WOODBINE HOMES, INC.

By: Robert T. Coleman
Robert T. Coleman, President

PG 43