K 3131

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fifteen Thousand Five Hundred and No/100 ----------
----------($15,500.00) ----------DOLLARS
Cash in hand paid by Lewis B. Buffington and wife, Zerna A. Buffington, 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/es transfer and convey unto the said
Lewis B. Buffington and wife, Zerna A. Buffington
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. 71 on the Map of Caldwell Hall Subdivision, Section 1, Revised, as of record in Book 2900, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 80 feet on the north margin of Blackman Road, and extends back 157.7 feet on the west line and 156.4 feet on the east line, to a dead line, measuring 80 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 Lewis B. Buffington and wife, Zerna A. Buffington
their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Lewis B. Buffington and wife, Zerna A. Buffington
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/es further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Lewis B. Buffington and wife, Zerna A. Buffington,
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 19th day of September 1960.

WOODBINE HOMES, INC.,

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

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