BK 3159

WARRANTY DEED

For and in consideration of the sum of ($3000.00) ---------- Three Thousand & NO/100th/ ---------- *DOLLARS*

Cash in hand paid, by James L. Cartwright & wife, Gwendolyn Gooch Cartwright, the receipt of which is hereby acknowledged.

We, Herbert E. Woodard and wife, Frances Virginia Woodard

have bargained and sold, and by these presents do transfer and convey unto the said James L. Cartwright & wife, Gwendolyn Gooch Cartwright,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the northerly portion of Lot No. 45 on the Plan of Weakley & Dodd's Subdivision of Lot No. 17 in the Plan of Brooklyn as of record in Book 57, page 126, Register's Office for said County, and more fully described according to a copy of a survey showing a division of said Lot 45, made by Lewis D. Justice, Surveyor, August 2h, 1951, as follows?

BEGINNING at a stake in the southeasterly margin of Weakley Avenue 75.9 feet northeastwardly along the margin of said Avenue from the intersection of said Avenue and Vester Avenue, running thence southeastwardly parallel to the northeasterly margin of Vester Avenue, 50 feet to a stake in the northwesterly line of Lot 44 in said plan; thence northeastwardly with the line of the same, 81.1 feet to a stake, the common northerly corner of Lots 44 and 45; thence northwestwardly with the northeasterly line of said lot 45, 15.7 feet, to a stake in the southerly margin of Weakley Avenue; thence with the same around a curve westwardly 93.2 feet to the beginning.

Being the same property conveyed to Herbert E. Woodard and wife, Frances Virginia Woodard, by deed from Flora Morgan Long and husband, Clarence Long, of record in Book 2038, page 468, 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 said James L. Cartwright & wife, Gwendolyn Gooch Cartwright, their *heirs and assigns, forever.*

And we *do covenant with the said* James L. Cartwright & wife, Gwendolyn Gooch Cartwright *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 current taxes which have been prorated and assumed by purchasers.

And We, Herbert E. Woodard and wife, Frances Virginia Woodard *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James L. Cartwright & wife, Gwendolyn Gooch Cartwright, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 8th. *day of* November, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Herbert E. Woodard

Frances Virginia Woodard

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R. C. Vardell, *a Notary Public in and for said County and State,* Herbert E. Woodard and wife, Frances Virginia Woodard

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Witness my hand and official seal at Nashville, *Tennessee,* this 8th. day of November, *19* 60.

R. C. Vardell *Notary Public*

Commission Expires Feb. 2, 1964

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