K 3163

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

ON E ($1.00) DOLLAR &----------No/100 DOLLARS

and love and affection paid by Roy C. Luttrell and wife, Gloria W. Luttrell we, A. R. Woodroof and wife Hettie Woodroof,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Roy C. Luttrell & wife Gloria W. Luttrell

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

Land in the 13th Civil District described according to a survey made by E. L. Miller, Jr., & Co. on October 1, 1960.

Beginning at a point in the center of Drakes Branch Road 990 feet more or less; north of the southerly line of the Woodroof property which is 3,200 feet more or less; north of Kings Lane running thence north 57°, 15'' west 566.2 feet to an iron pen; thence north 10°, 12'' east 200 feet to an iron pen; thence sough 58°, 10'' east 593.4 feet to the center of said road; thence south 19°, 50'' west 90.7 feet to a point in said road; thence south 17°, 19'' west 109.3 feet to the point of beginning containing 2.5 acres more or less.

Being a part of the same property conveyed to A. R. Woodroof and wife, Hettie Woodroof, by deed from Marion A. Drake and wife, of record in Book 1883, Page 128, Register's Office for Davidson County, Tennessee.

The grantors reserve to themselves and to their heirs and assigns an easement for a waterline across said property with the right to repair or remove and install suc h water lines as they may require and an easement for a right-away across said property for electric power lines.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy C. Luttrell and wife Gloria W. Luttrell their heirs and assigns, forever.

And we do covenant with the said Roy C. Luttrell & wife Gloria W. Luttrell 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.

And we, A. R. Woodroof and wife Hettie Woodroof do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Roy C. Luttrell & wife Gloria W. Luttrell their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of December, 1960

A R Woodroof

Hettie Woodroof

PG 113