K 3220

WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

Wescon Construction Company, a Tennessee Corporation, existing under the laws of the State of Tennessee,

has
/~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Harry B. Woodside and wife, Sarah M. Woodside, their *heirs 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. 2 on the Plan of McCarn Subdivision, as of record in book 2854, page 121, Register's Office for said County.

Said lot No. 2 fronts 50 feet on the westerly side of Washington Avenue and extends back between parallel lines 135 feet to a dead line.

Being part of the real property conveyed to Wescon Construction Company, a Tennessee corporation, by two deeds, one from James Lowery and wife, dated August 1, 1960, filed August 2, 1960, of record in book 3102, page 415, and the other from J. Haskell Tidman, Trustees, et al, dated August 1, 1960, filed August 2, 1960, of record in book 3102, page 441, said Register's Office.

This conveyance is made subject to restrictions of record in book 3129, page 458, and ten-foot easement for public utilities along rear line of premises, 30-foot building setback line from Washington Avenue Avenue, as shown on plan of record in book 2854, page 121, 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 Harry B. Woodside and wife, Sarah M. Woodside, their *heirs and assigns, forever.*

And it does ~~it~~ *covenant with the said* Harry B. Woodside and wife, Sarah M. Woodside *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 for the 1961 State and County taxes, which have been pro-rated and assumed by the grantees herein, and for the 1961 City taxes, which have been pro-rated and assumed by the grantees herein.

And Wescon Construction Company, a Tennessee Corporation
does ~~do~~ *further covenant and bind* itself, its/ successors and assigns, ~~heirs and representatives~~ *to warrant and forever defend the title to the said land to the said* Harry B. Woodside and wife, Sarah M. Woodside, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness hand this 19th *day of* April, *1961., the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

WESCON CONSTRUCTION COMPANY

BY: William M. Wescott
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

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

Witness my hand and official seal at ....., *Tennessee, this* ..... *day of* ....., *19*.....

.....
Notary Public

Commission expires .....

G 559