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WARRANTY DEED

FROM

H. C. Cushenberry et ux.

TO

Milton J. Woodard et ux.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day
of April A.D. 1961
at 2:23 o'clock P.M.
Noted in Book 4416 Page 545
Recording Fee $2.20
JAMES P. WILSON, Register
By [illegible] D.C.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

2:162825

WARRANTY DEED

For and in Consideration of the sum of five thousand, eight hundred, seventy-four and 81/100 ---------- ($5,874.81) ---------- **DOLLARS**

of which sum, no part has been paid in cash, but will be paid as follows: Milton J. Woodard and wife, Ozell Woodard have assumed and agreed to pay the unpaid balance of $4,503.24 of a note in the original amount of $5,000.00, payable $50.00 monthly, with interest at the rate of 6% per annum, said note is secured by a vendor's lien retained in deed of record in book 2956, page 590, Register's Office for Davidson County, Tennessee, and also have assumed and agreed to pay the unpaid balance of $1,371.57 of a note in the original amount of $1,870.45, payable in monthly installments of $31.18 each, and one final installment of $30.83, said note is secured by a deed of trust of record in book 3024, page 199, Register's Office for Davidson County, Tennessee,

We, H. C. Cushenberry and wife, Lily D. Cushenberry,

have bargained and sold, and by these presents do transfer and convey unto the said Milton J. Woodard and wife, Ozell Woodard, their

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

Two tracts of land in said County and State, described as follows:

TRACT NO. 1: Being in the 10th, formerly the 22nd, Civil District of said County, described as follows:
Beginning at a stone on the east side of the road leading up the hill to Mount Airy, being the northwest corner of a 3 acre tract conveyed to Nancy Wilson by deed from A. T. Shaw, of record in book 33, page 32, Register's Office for said County, and runs thence along the east side of said road, north 15° east 8-3/4 poles to a stone at a crook in said road; thence south 84° west 6.8 poles to a point on the north side of road; thence north 35° west 16½ poles with Wharton's line to a walnut tree and poplar stump; thence south 70½° west 9¼ poles to a stake at corner of fence; thence with the line of a fence, north 10½° west 33¼ poles to a stake north of a branch; thence north 87° west 11-3/10 poles to a stake near a small bush; thence with Wharton's line, northwest 25 poles. more or less, to J. Rowlands line; thence with J. Rowland's line, north 87° east 55½ poles to a beech pointer tree marked southwest; thence south 87° east 50 poles to a dead beech tree, an old corner; thence south 3° west 70 poles to W. Johnson's corner; thence south 84° west 58 poles to the beginning, containing by survey 40¼ acres, more or less, but there is to be excepted from the above boundaries 12 acres, more or less, conveyed by John H. Lee, Sr., to John H. Lee, Jr., by deed of record in book 182, page 585, said Register's Office, to which deed reference is made for a description of said 12 acres, more or less.

TRACT NO. 2: Being in the 10th, formerly 22nd, Civil District, a part of the boundary lines of which were established in a processioning agreement, of record in book 2638, page 112, Register's Office for said County, and which land is shown on a plan accompanying said agreement, described as follows:

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