BK 3279

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eight Thousand Nine Hundred Fifty and No/100 ------ ----------($8,950.00) ---------- DOLLARS

Cash in hand paid by William M. Baker and wife, Lila B. Baker, 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 ~~xxxx~~ bargained and sold, and by these presents do/transfer and convey unto the said William M. Baker and wife, Lila B. Baker

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 the west 58.29 feet of Lot No. 2 and the east 11.71 feet of Lot No. 3 on the Map of Sterling Subdivision, Section One, as of record in Book 1424, page 97, Register's Office for said County.

Said parts of said Lots adjoin and front together 70.0 feet on the north side of Elberta Street and run back between parallel lines 150.0 feet to a dead line.

Being the same property conveyed to Woodbine Homes, Inc., by deed from Wayne Farrar and wife, Rozalla G. Farrar, of record in Book 3223, page 543, said Register's Office.

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 William M. Baker and wife, Lila B. Baker their heirs and assigns, forever.

And it does ~~do~~ covenant with the said William M. Baker and wife, Lila B. Baker 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 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And Woodbine Homes, Inc. do/further covenant and bind itself, its successors ~~xxxx~~ and representatives, to warrant and forever defend the title to the said land to the said William M. Baker and wife, Lila B. Baker 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 7th day of September, 1961.

WOODBINE HOMES, INC.,

By: Sam F. Coleman
Sam F. Coleman, Chairman-of-the-Board

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