K 3286

DO NOT PUBLISH

WARRANTY DEED

FROM

JOSEPH PHILLIPS WOODRUFF, ET UX

64361

TO

THORNWELL D. BENNETT, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day
of OCT A.D. 1961
at 9 o'clock A.M.
Noted in Book Page
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register

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

WARRANTY DEED

For and in Consideration of the sum of EIGHTEEN THOUSAND SEVEN HUNDRED FIFTY & NO/100ths
($18,750.00) **DOLLARS**

cash in hand paid by THORNWELL D. BENNETT and wife, DOROTHY S. BENNETT, the receipt of which is hereby acknowledged.

We, Joseph Phillips Woodruff and wife, Mary Lester Meek Woodruff,

have bargained and sold, and by these presents do transfer and convey unto the said THORNWELL D. BENNETT and wife, DOROTHY S. BENNETT, 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 part of Lot No. 103 on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, being Lot No. 103 on the Revised Plan of Royal Oaks Subdivision, made in 1936, by W. B. Southgate, Surveyor, not of record, described as follows:
Beginning at a point on the easterly margin of Lynwood Boulevard at the northwest corner of the property conveyed to J. R. Buchanan and wife, by deed from Perry M. Chaffin, Jr. of record in Book 1643, page 215, said Register's Office; thence with said Buchanan's northern boundary line eastwardly 380 feet; thence northwardly 135 feet to the southerly margin of a 30 foot unnamed street; thence with same westwardly 380 feet to the easterly margin of said Boulevard; thence with same, southwardly 135 feet to the beginning.
Being the same real property conveyed to Joseph Phillips Woodruff and wife, Mary Lester Meek Woodruff, by deed from Henry H. Dorris and wife, dated January 5, 1951, filed January 8, 1951, and recorded in Book 1916, page 224, said Register's Office.

The above described property is conveyed subject to restrictive covenants contained in deed from Royal Oaks Land Company to Henry H. Dorris and wife, recorded in Book 1217, page 505, Register's Office for Davidson County, Tennessee.

Taxes for 1961 pro-rated.

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