K 3309

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

- - - Ten and no/100 ($10.00) - - - - - - - - - - - - - DOLLARS

cash in hand and other good and valuable consideration paid the receipt of all of which is hereby acknowledged.

I, CORNELIA H. WOODS, have bargained and sold, and by these presents do transfer and convey unto the said LORA E. EATHERLY, her

heirs and assigns, a tract of land in Davidson County, Tennessee, being Lot No. 17 on the recorded Map of Chappell's Subdivision of Lots Nos. 21, 23, 25, 27, 29, 31, 33, 35, and 37 of the Monte Vista Plan, of record in Book 1130, page 11, Register's Office for said County, and described according to a survey made by Blanchard and Parrish, Engineers, January 17, 1940, as follows:

Beginning at a point in the northerly margin of McAlpine Avenue at the intersection of a curve of the westerly margin of Kennedy Street; thence westerly with the northerly margin of McAlpine Avenue 39.2 feet to a point, the common corner of Lots Nos. 16 and 17, of the Chappell Subdivision; thence northerly with the dividing line between said lots Nos. 16 and 17, 170 feet to a point, the common corner of said Lots Nos. 16 and 17, thence easterly 61.1 feet to a point in the westerly margin of Kennedy Street; thence southerly with the westerly margin of Kennedy Street 149.8 feet to a point in the westerly margin of said street; thence southwesterly and around a curve, 32 feet to the point of beginning.

Being the same property conveyed to Cornelia H. Woods, by deed from Paul B. Price and wife, Ruby Perkins Price, of record in Book 1338, page 201, Register's Office for Davidson County, Tennessee, and by deed from Howard R. Woods, of record in Book 1910, page 98, Register's Office for said County.

Said premises are conveyed subject to restrictive covenants and easements of record in Book 1113, Page 798; and Book 1130, Page 11; all in said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lora E. Eatherly, her heirs and assigns, forever.

And I do covenant with the said Lora E. Eatherly that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Cornelia H. Woods, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Lora E. Eatherly, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 7th day of November, 1961

Cornelia H Woods

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