BK 3338

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $11,200.00 ----------

Eleven Thousand, Two Hundred and No/100 ---------- **DOLLARS**

Cash in hand paid by James L. Stephenson and wife, Ruth S. Stephenson, the receipt of which is hereby acknowledged,

WOODBINE HOMES, INCORPORATED

a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~bargained~~ **bargained and sold, and by these presents do/transfer** and convey unto the said James L. Stephenson and wife, Ruth S. Stephenson

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 Lot No. 680 on the Map of Caldwell Hall, Section V, as of record in Book 3106, page 15, Register's Office for said County.

SAID Lot No. 680 fronts 73.85 feet on the northwesterly margin of Edmondson Pike and extends back 291.7 feet on the southwesterly line and 287.3 feet on the northeasterly line to a dead line in the rear, measuring 95.6 feet thereon.

Being the same property conveyed to Woodbine Homes, Inc. by deed from Andrew Ewing, of record in Book 3229, page 99, Register's Office for Davidson County, Tennessee.

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 James L. Stephenson and wife, Ruth S. Stephenson their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** James L. Stephenson and wife, Ruth S. Stephenson **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 1962 Taxes which have been prorated and are hereby assumed by the purchaser.

And WOODBINE HOMES, INC. **do/further covenant and bind** itself, its ~~heirs~~ successors **and representatives, to warrant and forever defend the title to the said land to the said** James L. Stephenson and wife, Ruth S. Stephenson, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF WOODBINE HOMES, INC., a Corporation aforesaid has caused this ~~Witness xxxxxxxxxx hand xxxxx this xxxxxxxxxxxxxx day of xxxxxxxxxxxxxxxxxxxx 19xx~~ instrument to be executed by its duly authorized officer on this 18th day of January, 1962.

WOODBINE HOMES, INCORPORATED

BY: Robert T. Coleman

Robert T. Coleman, President

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