K 3345

WARRANTY DEED.

For and in consideration of the sum of Ten ($10.00) and no/100 - - - - - -

- - - - - - - - DOLLARS

cash in hand paid by W. A. Woods, receipt whereof is hereby acknowledged, and other good and valuable consideration,

I, Nora Woods, an unmarried woman,

have bargained and sold, and by these presents do transfer and convey unto the said W. A. Woods, his

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

All of the land remaining in the name of Nora Woods out of the tract of land conveyed to Nora Woods by deed of record in Book 1286, page 199, Register's Office for said County, said remainder herein conveyed fronting 77 feet on the northerly side of Charlotte Pike and extending back to line of the James W. Wallace property, and more particularly described as follows: Beginning at the southeast corner of property conveyed to H.G.Hill Realty Co. by deed of record in B.1290, P.187, said Register's Office; thence with the easterly line of the Hill property, north 150 feet to the southerly line of the Wallace property; thence with Wallace's south line, east 183 feet; thence northwardly, with Wallace's easterly line, 339 feet to a stake in the S. line of the Caldwell property, the N.W. corner of the Lawrence G. Neidert property; thence with Neidert's west line, south 426.5 feet to a stake, the northerly margin of Charlotte Pike; thence with the northerly margin of said Pike, westwardly 377 feet to the point of beginning, there being included in this description but excluded from this conveyance the following property:

The property conveyed to Cecil Collins by deed of record in Book 1764, page 41, said Register's Office; the property conveyed to Carl Davids by deed of record in Book 2271, page 591, said Register's Office; and the property conveyed to H.G.Hill Realty Co. by deed of record in Book 2495, page 239, said Register's Office.

This conveyance is subject to easement to City of Nashville for sewer as set out in instrument of record in said Register's Office and is subject to restrictive covenant contained in deed to Nora Woods of record in Book 1286, Page 199, 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 W. A. Woods, his *heirs and assigns, forever.*

And I *do covenant with the said* W. A. Woods, *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,* except for easement for sewer as set out in document of record in Book 2443, page 216, said Register's Office and unpaid taxes.

And I, the said Nora 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* W. A. Woods, his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 20th *day of* February *, 19*62 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nora Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. J. Stephens *, a Notary Public in and for said County and State,* Nora Woods, an unmarried woman, *the within named bargainor , with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 20th *day of* February *, 19*62

W J Stephens *Notary Public*

Commission expires Oct 28 - 1963

PG 273