K 3368

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $7,400.00 ----------

Seven Thousand, Four Hundred and No/100 ---------- DOLLARS

Cash in hand paid by Lloyd W. Powers and wife, Lola Elizabeth Powers, 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 ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Lloyd W. Powers and wife, Lola Elizabeth Powers

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. 28 on the Plan of Russwurm Heights, Section II, as of record in Book 2083, page 101, Register's Office for said County.

Said Lot No. 28 fronts 65 feet on the northerly side of Southern Turf Drive and runs back 231.1 feet on the westerly line and 200.7 feet on the easterly line to a dead line, measuring 89.7 feet thereon.

Being the same property conveyed to Woodbine Homes, Inc., by deed from James Lewis Stephenson and wife, Ruth Sullivan Stephenson, of record in Book 3339, page 433, 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 Lloyd W. Powers and wife, Lola Elizabeth Powers, their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Lloyd W. Powers and wife, Lola Elizabeth Powers 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 purchasers.

And WOODBINE HOMES, INCORPORATED does further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Lloyd W. Powers and wife, Lola Elizabeth Powers, 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 26th day of March, 1962.

WOODBINE HOMES, INCORPORATED

BY: Robert T. Coleman

Robert T. Coleman, President

PG 495