K 3371

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WARRANTY DEED

For and in consideration of the sum of Ten ($10.00)..... ,
..... *DOLLARS*
cash in hand paid, the receipt of which is hereby acknowledged, and for further consideration the settlement of alimony rights,

I, O. R. Goodwin,
have bargained and sold, and by these presents do transfer and convey unto the said Emma Virginia Goodwin, her all my right, ~~title and interest in and to~~ *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No 86 on the map of Joywood Heights, Section 1, as of record in Book 1130, page 91, Register's Office for said County, described as follows:

Beginning on the southerly margin of Norton Avenue, at the corner of lots Nos 86 and 87; thence with the line between said two lots, southwardly 160 feet to the northwest corner of Lot No 85; thence with the line between said lots Nos 85 and 86, eastwardly 80 feet to the westerly margin of Oakwood Avenue; thence with same, northwardly 134.5 feet to the beginning of a curve; thence around said curve in a northwesterly direction 40.2 feet to the southerly margin of Norton Avenue, thence with same, westwardly 61.5 feet to the beginning.

Being the same property as conveyed to O. R. Goodwin and wife, Emma Virginia Goodwin, by warranty deed from T. W. Street and wife, of record in Book 2014, page 1, Register's Office for Davidson County, and the parties having been since divorced.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Emma Virginia Goodwin, Her *heirs and assigns, forever.*

And I *do covenant with the said* Emma Virginia Goodwin, *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 a mortgage at Fidelity Federal Savings & Loan Assn, which by the terms of the divorce decree the seller, herein, will pay.

And I, O. R. Goodwin, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Emma Virginia Goodwin, Her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand* this 3rd *day of* April, *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.*

O. R. Goodwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Earl A. McNabb, *a Notary Public in and for said County and State,* O. R. GOODWIN, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* He *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at NASHVILLE, Tennessee, *this* 3rd *day of* April, *19* 62

Earl A. McNabb
Notary Public

Commission expires 7-30-62

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