K 3372

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ---TEN & NO/100THS--($10.00)

DOLLARS

AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION OF THE UNPAID BALANC OF A MORTGAGE OF RECORD IN BOOK 2823, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, VE, H.N. KOEHNKE AND WIFE, MARGARET B. KOEHNKE,

have bargained and sold, and by these presents do transfer and convey unto the said JACK L. WOMACK AND WIFE, NELSON F. WOMACK,

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

BEING LOT NO. 360 ON THE MAP OF RICHLAND REALTY COMPANY'S DIVISION "C", AS OF RECORD IN BOOK 421, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 360 FRONTS 60 FEET ON THE NORTHERLY SIDE OF CAMBRIDGE AVENUE AND RUNS BACK BETWEEN LINES, 254.7 FEET ON THE EASTERLY LINE AND 226.4 FEET ON THE WESTERLY LINE, TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 66.3 FEET.
BEING THE SAME PROPERTY CONVEYED TO H. N. KOEHNKE AND WIFE, MARGARET B. KOEHNKE, BY DEED FROM F. C. MAYO AND WIFE, AS OF RECORD IN BOOK 2800, PAGE 475, 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 JACK L. WOMACK AND WIFE, NELSON F. WOMACK, THEIR heirs and assigns, forever.

And WE do covenant with the said JACK L. WOMACK AND WIFE, NELSON F. WOMACK, that WE ARE lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., EXCEPT AS OF RECORD.

And WE, H.N. KOEHNKE AND WIFE, MARGARET B. KOEHNKE, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said JACK L. WOMACK AND WIFE, NELSON F. WOMACK, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 4 Th day of December, 1961

Louise Hall
Louise Hall

x H.N. Koehnke
x Margaret B. Koehnke

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