K 3375

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $11,300.00 ----------

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

Cash in hand paid by Bernard E. Lancaster and wife, Lillian W. Lancaster, the receipt of which is hereby acknowledged,

WOODBINE HOMES, INC.

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** Bernard E. Lancaster and wife, Lillian W. Lancaster

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. 679 on the Plan of Caldwell Hall, Section V, as of record in Book 3106, page 15, Register's Office for Davidson County, Tennessee.

SAID Lot No. 679 fronts 75.2 feet on the northwesterly margin of Edmondson Pike, running back between lines measuring 291.7 feet on the northeasterly side and 297.8 feet on the southwesterly side, to a dead line in the rear, on which it measures 75.3 feet.

Being part of the same property conveyed to Woodbine Homes, Inc. by deed from Andrew Ewing, Trustee, of record in Book 3222, 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 Bernard E. Lancaster and wife, Lillian W. Lancaster their **heirs and assigns, forever.**

And it does ~~its~~ **covenant with the said** Bernard E. Lancaster and wife, Lillian W. Lancaster **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 ~~es~~ 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** Bernard E. Lancaster and wife, Lillian W. Lancaster, 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 our hands and seals this day of~~ instrument to be executed by its duly authorized officer on this 4th day of May, 1962.

WOODBINE HOMES, INCOPPORATED

BY: Robert T. Coleman

Robert T. Coleman, President

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