BK 3403

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and 00/100 ($10.00) - DOLLARS

and other good and valuable considerations, cash in hand paid by R. H. Maxson, Jr. and wife, Evelyn N. Maxson, to Woodbine Homes, Inc., a Tennessee corporation, receipt of which is hereby acknowledged, Woodbine Homes, Inc. has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said R. H. Maxson, Jr. and wife, Evelyn N. Maxson, 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. 540 on the Plan of Caldwell Hall, Section VIII, as of record in Book 3106, page 39, Register's Office for said County.

Said Lot No. 540 fronts 80.1 feet on the Southerly margin of Wauford Drive and extends back 159.6 feet on the Easterly line and 159.1 feet on the Westerly line to a dead line in the rear measuring 71.5 feet thereon.

Being the same property conveyed to Woodbine Homes, Inc., by deed from Elmer Davies, Jr., of record in Book 3728, page 145, Register's Office for said County.

The above conveyance is expressly subject to the following:

1. Restrictive Covenants contained in instrument of record in Book 3254, page 88, said Register's Office.
2. The Plan of record in Book 3106, page 39, said Register's Office, shows an owner's certificate, a 40-foot minimum building setback line from Wauford Drive and a 10-foot easement for public utility purposes along the rear line of said lot. A 2.5x25-foot utility anchor easement located on the Northwest corner of said lot. And easement for overhang across front of lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. H. Maxson, Jr. and wife, Evelyn N. Maxson, their heirs and assigns, forever.

And Woodbine Homes, Inc. does ~~do~~ covenant with the said R. H. Maxson, Jr. and wife, Evelyn N. Maxson, 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.

And Woodbine Homes, Inc. does ~~do~~ further covenant and bind itself, its successors and assigns, ~~heirs and representatives,~~ to warrant and forever defend the title to the said land to the said R. H. Maxson, Jr. and wife, Evelyn N. Maxson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 6th day of July, 1962

WOODBINE HOMES, INC.

By Robert T. Coleman
President

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