K 3406

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of TEN and no/100 ---------- DOLLARS cash, the receipt of which is hereby acknowledged, paid by A. R. Woodroof and wife, Hettie Woodroof, and for the further consideration that the Grantees herein pay the balance of the note secured by a mortgage on the land herein conveyed, of record in Book 2122, Page 233, Register's Office for Davidson County, Tennessee, we George Garfield Underhill and wife, Lorene N. Underhill,

have bargained and sold, and by these presents do transfer and convey unto the said A. R. Woodroof and wife, Hettie Woodroof 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 the northerly 7 feet of the westerly 115 feet of Lot No. 260 and the westerly 115 feet of Lot No. 261, on the plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County.
Said parts of Lots Nos. 260 and 261 front together 53.1 feet on the easterly side of North 7th Street and run back, with the southerly margin of Mile End Avenue, 115 feet to a dead line, measuring 54 feet, more or less, thereon.
Being the same real property conveyed to George Garfield Underhill and wife, Lorene N. Underhill, by deed from Mrs. B. Nell Jarrell, dated September 20, 1952, filed September 22, 1952, and recorded in Book 2095, Page 196, 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 A. R. Woodroof and wife, Hettie Woodroof their heirs and assigns, forever.

And we do covenant with the said A. R. Woodroof and wife, Hettie Woodroof 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 above shown and 1962 taxes, which are assumed by the purchasers.

And we, George Garfield Underhill and wife, Lorene N. Underhill do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said A. R. Woodroof and wife, Hettie Woodroof their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of July, 1962

George Garfield Underhill
Lorene N. Underhill

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. B. Davidson JR., a Notary Public in and for said County and State, the within named George Garfield Underhill and wife, Lorene N. Underhill

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of July, 1962

Commission expires 1-25-65

L. B. Davidson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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