K 3504

For and in consideration of the sum of 9,700.00

NINE THOUSAND, SEVEN HUNDRED AND NO/100 DOLLARS

cash in hand paid by James T. Escue and wife, Susie Escue

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, A.R. Woodroof and wife, Hettie Woodroof

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 87 on the Map of Sharpe and Horn's Second Addition, as of record in book 161, page 53, Register's Office for said County.

Said Lot No. 87 fronts 50 feet on the easterly side of Joseph Avenue and extends back between parallel lines 145 feet to an alley.

Being the same real property conveyed to A.R. Woodroof and wife, Hettie Woodroof, by deed from B.H. Jenkins and wife, dated July 25, 1962, filed July 26, 1962, and recorded in Book 3406, page 299, said Register's Office.

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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of February 19 63

A.R. Woodroof
Hettie Woodroof

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A.M. Tenison, a Notary Public in and for said County and State, the within named A.R. Woodroof and wife, Hettie Woodroof

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 Nashville, Tennessee, this 5th day of February, 19 63

Commission expires February 1, 1965

A.M. Tenison
Notary Public.

Warranty Deed

From A.R. WOODROOF AND WIFE,

To JAMES T. ESCUE AND WIFE,

SUSIE ESCUE

HETTIE WOODROOF

40459

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of FEB A.D. 1963 at 2:37 o'clock P.M.
Noted in Book 4149 Page 449
Recorded in Book Page
Recording Fee $2.00

Register

COMPANY
of Richmond, Virginia

PROBATE TAX 1.50
TOTAL $ 2.50
FEB 6 1963
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

G 209