K 3531

For and in consideration of the sum of $ 10.00
---------- Ten ---------- DOLLARS

and other good and valuable consideration paid by Carrie M. Denney, the receipt of which is hereby acknowledged, I John Woodard, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Carrie M. Denney

her 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. 1 on the Plan of Gold Coast Addition, as of record in Book 2854, page 123, Register's Office for said County.
Said Lot No. 1 fronts 208 feet on the northeasterly side of Red Rose Court, and extends back 166.1 feet on the northwesterly line and 179.9 feet on the southeasterly line, to a dead line in the rear on which it measures 265.3 feet.

Being the same property conveyed to John H. Woodard, by deed from H. A. Vantrease and wife, as of record in Book 3162, page 262, and by deed from Mack Arnold, as of record in Book 3286, page 389, 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 Carrie M. Denney

her heirs and assigns, forever.

And I do covenant with the said Carrie M. Denney that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for Mortgage, Book 3162, page 262, which said purchaser assumes.

And John H. Woodard does further covenant and bind himself and his heirs and representatives, to warrant and forever defend the title to the said land to the said Carrie M. Denney

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12th day of March, 1963.

John H. Woodard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. D. Hawkins, Jr., a Notary Public in and for said County and State, the within named John H. Woodard

the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 1963.

My Commission Expires 1/25/64

Notary Public

RECORDED
MAR 13 1963
AT 8:30 A.M.
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
REGISTER'S OFFICE

WARRANTY DEED
FROM
JOHN H. WOODARD
TO
CARRIE M. DENNEY

54391

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