K 3614

WARRANTY DEED

For and in consideration of the sum of ($10.00) Ten and No/100 Dollars cash in hand paid by Rudolph Woodberry and wife, Louise R. Woodberry, hereinafter referred to as the Grantees, and other good and valuable considerations, receipt of which is hereby acknowledged, and in the further consideration of the assumption by the said Grantees of the balance owing First Federal Savings and Loan Association of Nashville, as evidenced by a deed of trust to Herschel Greer, Trustee, of record in Book 2764, page 27, Register's Office for Davidson County, Tennessee, payable according to the terms and conditions thereof.

We, Arthur S. Cary and wife, Thelma E. Hayes Cary 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. 104 on the Plan of College Hill Subdivision, Section IV, as of record in Book 2330, page 31, Register's Office for said County.

Said Lot No. 104 begins at the southeast corner of Lot No. 103 and runs back northerly 129.8 feet to a dead line; thence easterly 23.2 feet to a monument; thence 20 feet southerly to a monument; thence 37.03 feet easterly to the northeast corner of Lot No. 105; thence southerly 109.4 feet to the northern margin of Clifton Avenue; thence westerly 58.02 feet on the frontal margin to the point of beginning. This tract is improved and known as 3304 Clifton Avenue, Nashville, Tennessee. Send tax statements to First Federal Savings & Loan Association of Nashville, Fourth & Union Streets, Nashville 3, Tennessee.

Being the same property conveyed to Arthur S. Cary and wife, Thelma E. Hayes Cary, by deed from College Hill Realty and Development Co., Inc. of record in Book 2764, page 237, Register's Office for said County.

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 26 day of August, 1963.

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