BK 3648

WARRANTY DEED ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: _____
ADDRESS: _____

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- _____ DOLLARS and other good and lawful consideration paid by A. R. Woodroof and wife, Hettie Woodroof, including the assumption and agreement to pay the balance of a note in the original principal sum of Three Thousand Dollars ($3,000.00), dated July 21, 1961, secured by a Trust Deed recorded in Book 3268, page 607, Register's Office for Davidson County, Tennessee, and payable to First Federal Savings and Loan Association of Nashville, in the principal balance of Two Thousand Five Hundred Fifty-one and 78/100 Dollars ($2,551.78) and signed by William Houston Ferguson et ux, we, WILLIAM HOUSTON FERGUSON and wife, CLARA FRANCES FERGUSON,

/ 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 Lot No. 110 on the plan of Payne, Blakemore and Cummings' Addition to Nashville, as of record in Book 57, page 70, Register's Office for said County.

Said Lot No. 110 fronts 50 feet on the westerly side of South 14th Street and runs back 158 feet 2 inches on the northerly line and 157 feet 5 inches on the southerly line to an alley, measuring 50 feet thereon.

Being the same real property conveyed to William Houston Ferguson and wife, Clara Frances Ferguson, by deed from Virgil M. Knipfer and wife, dated January 11, 1937, filed January 11, 1937, and recorded in Book 1025, page 45, Register's Office for said County.

THIS TRACT IS IMPROVED AND KNOWN ON TAX RECORDS AS:

No. Street City Zone State

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 for the aforementioned mortgage.

And we, WILLIAM HOUSTON FERGUSON and wife, CLARA FRANCES FERGUSON, 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 hand s this _____ day of November 16th, 1963

_____ William Houston Ferguson

_____ Clara Frances Ferguson

PG 619