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 NINE THOUSAND, SEVEN HUNDRED AND NO/100 ($9,700.00) ---------- DOLLARS cash, the receipt of which is hereby acknowledged, paid by William Houston Ferguson and wife, Clara Frances Ferguson, we, A. R. Woodroof and wife, Hettie Woodroof,

/ have bargained and sold, and by these presents do transfer and convey unto the said William Houston Ferguson and wife, Clara Frances Ferguson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the City of Nashville, Davidson County, Tennessee, described according to a survey made by E. L. Miller, Jr., & Co., April 26, 1963, as follows:

Beginning at an iron pin on the southerly margin of Fatherland Street north 61° 30' east 50 feet from the southeast corner of South 9th and said Fatherland Streets; thence with the southerly margin of said Fatherland Street North 61° 30' east 50 feet to an iron pin; thence south 28° 30' east 197.9 feet to an iron pin on the northerly margin of an alley; thence with same south 61° west 50 feet to an iron pin; thence north 28° 30' west 198.4 feet to the beginning.
Being part of the real property conveyed to A. R. Woodroof and wife, Hettie Woodroof, by deed from The Nashville Housing Authority, dated July 23, 1963, filed July 30, 1963, recorded in Book 3610, page 473, 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 William Houston Ferguson and wife, Clara Frances Ferguson, their heirs and assigns, forever.

And we do covenant with the said William Houston Ferguson and wife, Clara Frances Ferguson, 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.

And we, A. R. Woodroof and wife, Hettie Woodroof, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Houston Ferguson and wife, Clara Frances Ferguson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of November, 1963

A R Woodroof
Hettie Woodroof

PG 625