BK 3678

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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; and, further, that this sale and conveyance are made subject to the balance of $3,843.56 of a mortgage, secured by a lien on the property herein conveyed, of record in Book 2964, page 166, Register's Office for Davidson County, we, Cecil Young Duke and wife, Ada H. Duke, 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. 156 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. 156 fronts 50 feet on the easterly side of South 13th Street and runs back between parallel lines 153 feet, more or less, to an alley.

Being the same property conveyed to Cecil Young Duke and wife, Ada H. Duke, by deed from The Jernigan Corporation, dated October 9, 1959, filed October 12, 1959, and recorded in Book 2964, page 166, 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 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 1964 taxes, which are assumed by the purchasers.

And we, Cecil Young Duke and wife, Ada H. Duke,
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 hands this 11th day of February, 1964

Cecil Young Duke

Ada H. Duke

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