BK 3708

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of ($10.00) -
TEN & NO/100 - DOLLARS ($10.00),

Cash in hand paid by Charles Richard Woods and wife, Loyce M. Woods, the receipt of which is hereby acknowledged, and other good and valuable consideration,

We, Russell Baxter and wife, Elsie Baxter,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES RICHARD WOODS AND WIFE, LOYCE M. WOODS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, shown as Tract No. 1 on plat showing subdivision of the Russell Baxter Property, as of record in Book 3281, page 339, Register's Office for said County, more particularly described according to a survey by Hickerson & Hickerson, Engineers, dated January 14, 1964, as follows:

Beginning at a point on the southerly margin of Allessio Road, 290 feet east of the intersection of the southerly margin of said Road and the eastern boundary line of the C. Lohrum property; thence with the southerly margin of said road north 86° 40' east 170.0 feet; thence south 3° 20' east 652.6 feet; thence south 68° 41' west 178.7 feet; thence north 3° 20' west 707.5 feet to the beginning, containing 2.8 acres, more or less.

Being part of the property conveyed to Russell Baxter and wife, Elsie Baxter, by deed from James E. Adams and wife, Katie C. Adams, of record in Book 3281, page 339, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.
In witness whereof, the Grantor has hereunto set his hand on this the 10th day of April 19 64

Russell Baxter

Elsie Baxter

STATE OF TENNESSEE
COUNTY OF

Before me, C. Richard Felts a Notary Public in and for the State and County aforesaid, personally appeared the within named Russell Baxter and wife, Elsie Baxter

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this the 10th day of April 19 64

C. Richard Felts
Notary Public

My commission expires: My Commission Expires MARCH 4, 1967

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

WARRANTY DEED

From RUSSELL BAXTER AND WIFE, ELSIE BAXTER 24341

To CHARLES RICHARD WOODS AND WIFE, LOYCE M. WOODS

#13,152 Mail to

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 13 day of APR A.D. 1964 at 1207 o'clock P M.
Noted in Book 1618 Page 199
Recorded in Book Page
Recording Fee $2.00
Register
By Deputy Reg.



PG 199