1556

WARRANTY DEED — **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - - - TEN & NO/100 - - - - - - - - - - - - - - - - - **DOLLARS**

Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, receipt of which are also acknowledged,

We, J. T. Eason and wife, Eddie P. Eason,
have bargained and sold, and by these presents do transfer and convey unto the said Ernest J. Moench and wife, Anna S. Moench,
their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 97 on the Map of a Re-subdivision of Part of Royal Oaks Land Company's Subdivision, as of record in Book 974, pages 4 and 5, Register's Office for said County.

Said lot fronts 216.5 feet on the easterly side of Lynwood Boulevard and runs back 300 feet on the north line and 260 feet on the south line, to a dead line in the rear, measuring 166 feet thereon.

Being the same property conveyed to J. T., or James T. Eason and wife, Eddie P. Eason, by two deeds, one from Paul L. Carroll and wife, of record in Book 1306, page 588, said Register's Office, and re-recorded in Book 1309, page 200, said Register's Office, and the other from Wilson W. Coile and wife, of record in Book 1385, page 56, said Register's Office.

Subject to restrictions of record in Book 1001, page 96, said Register's Office.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest J. Moench and wife, Anna S. Moench,
their **heirs and assigns, forever.**

And we **do covenant with the said** Ernest J. Moench and wife, Anna S. Moench,
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 taxes for 1948 which have been prorated and are hereby assumed by the purchaser.
And we, J. T. Eason and wife, Eddie P. Eason,
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ernest J. Moench and wife, Anna S. Moench,
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 14th **day of** January, **194** 8

J. T. Eason
Eddie P. Eason.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B. Overton, **a Notary Public in and for said County and State, the within named** J. T. Eason and Eddie P. Eason
the bargainer, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 194 8

My commission expires Oct. 12, 1950.

Jessie B. Overton
Notary Public

585