1711

For and in consideration of the sum of ($5.00)

Five & No/100 DOLLARS

cash in hand paid by James E. Moreland and wife, Eula Virginia Holt Moreland, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, W. E. Elliott and wife, Jewell Elliott,

have bargained and sold, and by these presents do transfer and convey unto the said James E. Moreland and wife, Eula Virginia Holt Moreland,

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 Lots Nos. 29 and 30 of Block "I" on the plan of Cherokee Park, Section Two, as of record in Book 547, pages 175 and 176, Register's Office for said County, described together as follows:
Beginning on the northerly margin of Lauderdale Road at the corner of Lots Nos. 28 & 29; thence with the line between said two lots northwardly 125.81 feet; thence north 89° 50' east 152.27 feet to the westerly margin of Mockingbirf Road; thence with said Road, southwardly 130.19 feet to the beginning of a curve; thence around said curve with a radius of 25 feet in a southwesterly direction to the northerly margin of Lauderdale Road; thence with said Road, westwardly 130.06 feet to the beginning.
Title to said property is in W. E. Elliott and wife, Jewell Elliott, by two deeds, one from Ruby Lee Willis LeCody, et al., of record in Book 1309, page 632, and the other from C. B. Kelley, of record in Book 1307, page 299, Register's Office for said County.
The above described property is subject to the following:
Restrictive covenants contained in deed from W. F. Randolph to G. L. Watkins of record in Book 819, page 160, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Moreland and wife, Eula Virginia Holt Moreland, their heirs and assigns, forever.

And we do covenant with the said James E. Moreland and wife, Eula Virginia Holt Moreland, 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 the taxes for the year 1949, which have been pro rated and assumed by the grantees herein.

And we, W. E. Elliott and wife, Jewell Elliott, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James E. Moreland and wife, Eula Virginia Holt Moreland, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of March, 19 49

W. E. Elliott

Jewell Elliott

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. T. L. Ahearn, a Notary Public in and for said County and State, the within named W. E. Elliott and wife, Jewell Elliott,

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

Witness my hand and official seal at office, this 21st day of March, 19 49.

Commission expires April 8th, 1952

Mrs. T. L. Ahearn
Notary Public

WARRANTY DEED

FROM W. E. Elliott and wife

TO James E. Moreland and wife

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