WARRANTY DEED Form 1002 **Published by Tennessee Title Company**

For and in consideration of the sum of $Five Thousand Five Hundred and no/100 Dollars

- - - - - - - - - - - - - - - - - - ($5,500.00) - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Walter O. Uffelman, Jr. and wife, Betty Capps Uffelman, receipt of which is hereby acknowledged, we George Stuart Moffat and wife, Nadine Richardson Moffat,

have bargained and sold, and by these presents do transfer and convey unto the said Walter O. Uffelman, Jr. and wife, Betty Capps Uffelman, 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 3rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of McGavock Road, 231 feet north of the northwest corner of Margis heights Subdivision; thence north 5° east 120 feet to a point in the center of the McGavock Road to D. L. Coleman's southwest corner; thence south 85° east 605 feet to a point in the south margin of the Tennessee Central Railroad Company's right-of-way, 92 feet to a point, being the northwest corner of Harry Carter's property; thence south 5° west, along the west line of the Harry Carter property, 70 feet to a point, being the northeast corner of John M. Hurt's property; thence north 85° west 690 feet to the point of beginning, containing one and seventy-eights acres, more or less.

Being the same property conveyed to George Stuart Moffat and wife, Nadine Richardson Moffat by deed from John M. Hurt and wife, of record in book 1392, page 303 Reigster'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 Walter O. Uffelman, Jr. and wife, Betty Capps Uffelman, their **heirs and assigns, forever.**

And we **do covenant with the said** Walter O. Uffelman, Jr. and wife, Betty Capps Uffelman **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 1949 taxes which have been prorated and assumed by grantees.

And we, George Stuart Moffat and wife, Nadine Richardson Moffat **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Walter O. Uffelman, and wife, Betty Capps Uffelman, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 21 **day of** May, 1949.

George Stuart Moffat

Nadine Richardson Moffat

STATE OF ~~TENNESSEE~~ Texas
~~Davidson County~~ Tarrant

Personally appeared before me, R. S. Callaway, a Notary Public in and for said County and State, the within named George Stuart Moffat

the bargainor, 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 _____, Tennessee, this 21 day of May, 1949

Commission expires 6-1-49

R. S. Callaway
Notary Public