K 2091

For and in consideration of the sum of $ $10.00

TEN & NO/100 **DOLLARS**

cash in hand paid and other valuable considerations, we Hoyte J.Kitsos and wife Jennie Kitsos

have bargained and sold, and by these presents do transfer and convey unto the said James A. Moore and wife, Lucille E. Moore, 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 7th Civil District, being part of an unnumbered tract on the map of Royal Oaks Land Company's Subdivision, as of record in book 421, pages 102 and 103, Register's Office for said County, described according to a survey made by Norris H. Hickerson, Surveyor, July 2, 1951, as follows:

Beginning on the northerly margin of Abbott Martin Road at the southwest corner of the property conveyed to Charles Howard McVey and wife, by deed from Marie S. Whitmer, et al, of record in book 2013, page 265, said Register's Office; thence with said McVey's westerly line north 3 deg. 45' east 255.7 feet to the southern boundary line of the Woodmont Country Club Property; thence with same along an old wire fence north 87 deg. 30' west 95.7 feet to an iron pin; thence south 4 deg. 15' west 251.9 feet to the northerly margin of Abbott Martin Road; thence with the same eastwardly 100 feet to the beginning.

Being the same property conveyed to Hoyte J. Kitsos and wife, Jennie Kitsos by deed from Marie S. Whitmer and Lavelle S. Tucker, of record in book 2044, page 67 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 said James A. Moore and wife, Lucille E. Moore their **heirs and assigns, forever.**

And we **do covenant with the said** James A. Moore and wife, Lucille E. Moore **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 1952 taxes which have been prorated and assumed by purchasers.

And we, Hoyte J. Kitsos and wife, Jennie Kitsos **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 A. Moore and wife, Lucille E. Moore their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hand s this 5th day of August, 19 52.

Hoyte J. Kitsos

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named Hoyte J. Kitsos and Jennie Kitsos

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 Nashville, Tennessee, this 5th day of August, 19 52.

Commission expires Oct. 11, 1952

Notary Public



WARRANTY DEED

FROM Hoyte J. Kitsos et ux

TO James A. Moore et ux

Deeds out in Doug Smith's Box

2:25 PM

2.00

G 280