2139

For and in consideration of the sum of $ $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, I, Gordon A. Lovell, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Joe C. Binkley and wife, Peggy Bond Binkley, 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. 44 on the Plan of Moss Rose Heights Section 3, as of record in Book 1835, page 103, Register's Office for said County.

Said Lot No. 44 fronts 100 feet on the westerly side of Ivey Drive and runs back 171.35 feet on the north line and 185 feet on the south line to a dead line measuring 60 feet thereon.

Being part of the same property conveyed to Gordon A. Lovell by deed from Weakley J. Tune and wife, Annie Vincent Tune, of record in Book 2041, page 111, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 1905, page 112, as amended in Book 1916, page 394; and plan of record in Book 1835, page 103, Register's Office for Davidson 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 Joe C. Binkley and wife, Peggy Bond Binkley their heirs and assigns, forever.

And I do covenant with the said Joe C. Binkley and wife, Peggy Bond Binkley that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered. except 1953 taxes which have been prorated and assumed by purchasers.

And I, Gordon A. Lovell do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Joe C. Binkley and wife, Peggy Bond Binkley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12 day of March, 1953.

Gordon A. Lovell

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 Gordon A. Lovell

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12 day of March, 1953.

Commission expires Oct. 11, 1953

Frances T. Sperry
Notary Public

WARRANTY DEED

FROM Gordon A. Lovell

TO Joe C. Binkley et ux

93368

please put in Doug Smith's Box

A-12944

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