K 2298

WARRANTY DEED Form 1401 Published by Tennessee Title Company

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, and further consideration grantees herein do hereby assume and agree to pay the unpaid balance of a loan executed byBernice Englert Mousson and husband, Dewey Mousson, of record in Book 1924, page 133, to secure Murphree Mortgage Company one note dated December 1, 1950, for $14,000.00 with interest at 4½%, we Bernice Englert Mousson and husband, Dewey Mousson

have bargained and sold, and by these presents do transfer and convey unto the said Hooper W. Matthews and wife, Dorothy W. Matthews, 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, formerly 12th, Civil District of Davidson County, Tennessee, being Lot No. 3 on the unrecorded plan of a subdivision of a part of the Mrs. J. W. Thomas Homeplace, described according to a survey made June 3, 1950, by James A. Hamilton, surveyor, described as follows: Beginning at a point in the northerly margin of Post Road, said point being the common corner of Lots Nos. 3 and 4, and also being 236.98 feet easterly from the easterly boundary of Hillwood Estates as measured along the northerly margin of Post Road;thence north 64° 35' 40" west 347.13 feet to an iron pin, the common corner of Lots Nos. 3 and 4; thence south 25° 45' west 220.0 feet to an iron pin in the southwesterly corner of said part of the Mrs.J.W.Thomas property;thence with the southerly line of said property south 64° 35' 40" east 298.11 feet to an iron pin in the westerly margin of Post Road; thence north 27° 30' 30" east 97.43 feet to an iron pin in the westerly margin of Post Road;thence with the radius of the curve of Post Road 169.55 feet to the point of beginning.

Being the same property conveyed to Bernice Englert Mousson by deed from Walter E. Stringfellow and wife, Willie M. Stringfellow of record in Book 1913, page 5, Register's Office for said County.

SUBJECT to easement of record in Book 447, page 285 and restrictive covenants of record in Book 1924, page 561, and Book 447, page 285, Register'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 Hooper W. Matthews and wife, Dorothy W. Matthews, their heirs and assigns, forever.

And we do covenant with the said Hooper W. Matthews and wife, Dorothy W. Matthews 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 as stated herein and 1951 taxes which have been prorated and the payment of which is assumed by Purchaser.

And we, Bernice Englert Mousson and husband, Dewey Mousson do further covenant and bind our selves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hooper W. Matthews and wife, Dorothy W. Matthews their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7 day of September, 19 51.

Bernice Englert Mousson

Dewey Mousson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Bernice Englert Mousson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10 day of September, 19 51.

Commission expires [illegible] 1957

Frances M Sherry
Notary Public

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