K 2299

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN DOLLARS ($10.00),

cash in hand, paid by Lucille R. Wilson, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, GORDON A. LOVELL (single)

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LUCILLE R. WILSON, for her sole and separate use

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Moss Rose Heights, Section III, not of record, described according to a survey made by Buford Winn, Surveyor, September 27, 1950, as follows:

Beginning at a point on the westerly margin of Ivy Drive, at the northeast corner of Lot No. 44 on said plan; thence with the line between said Lots Nos. 44 and 45, westwardly 171.35 feet to the northwest corner of said Lot No. 44; thence north 41° 08' west 59.6 feet to the southwest corner of Lot No. 46 on said Plan; thence with the line between said Lots Nos. 45 and 46, eastwardly 166.20 feet to a point on the westerly margin of said Ivy Drive; thence with the westerly margin of said Ivy Drive, southwardly 85 feet to the beginning.

Being part of the property conveyed to Gordon A. Lovell (single) by deed from Weakley J. Tune and wife, Annie Vincent Tune, of record in Book 1906, page 515, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 27 day of Sept, 1954.

Gordon A. Lovell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Virginia Myers, a Notary Public in and for the State and County aforesaid, personally appeared the within named GORDON A. LOVELL (single)

the bargainor(s), 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, the 27th day of Sept., 1954.

Virginia Myers
Notary Public

My commission expires: Jan' 9. 1955

WARRANTY DEED
From GORDON A. LOVELL
To LUCILLE R. WILSON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of SEP 1954
at 2:10 o'clock P. M. Page 489
Noted in Book 2 Page
Recording Fee $1.00
JAMES P. WILSON, Register
By

G 537