K 2342

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - $5.00 - - - - -
- - - - - - - - - - - - Five & 00/100 - - - - - - - - - - - - DOLLARS

and the love and affection which I hold for my daughter, Ann C. Moers,

I, Mrs. Margaret Louise Holt,

have bargained and sold, and by these presents do transfer and convey unto the said Ann C. Moers, an unmarried person,

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot 47 and the southerly 45 feet of Lot 46 on the plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, Register's Office for said county.

Said Lot 47 and the southerly part of Lot 46 front together 95 feet on the westerly side of 33d Avenue South and run back 148 feet, more or less, on the northerly line and 138 feet on the southerly line, with the northerly margin of Dudley Avenue, to an alley and measure 95 feet, more or less, thereon.

Being the same property conveyed to Annie Christine Holt Moers by deed from The Penn Mutual Life Insurance Company, of record in Book 999, page 492, said Register's Office.

Being the same property conveyed to Mrs. Margaret Louise Holt by deed from Ann C. Moers, of record in Book _____, page _____, 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 Ann C. Moers her heirs and assigns, forever.

And I do covenant with the said Ann C. Moers 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 for an indebtedness due Nashville Trust Company, of record in the Register's Office for Davidson County, Tennessee, which the grantee assumes and agrees to pay.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ann C. Moers her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19 day of April, 19 54

Mrs. Margaret Louise Holt

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