K 2441

WARRANTY DEED

For and in consideration of the sum of ($1,815.00)

ONE THOUSAND EIGHT HUNDRED FIFTEEN AND NO/100- - - - - - **DOLLARS**

Cash in hand paid by Joseph Barry Molteni and wife, Catherine H. Molteni, the receipt of which is hereby acknowledged,

I, Thomas C. Summers, Trustee, with full power to transfer and convey without the joinder of any beneficiary,

have bargained and sold, and by these presents do transfer and convey unto the said Joseph Barry Molteni and wife, Catherine H. Molteni, 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 Eighth Civil District of Davidson County, Tennessee, being lot No. 263 on the plan of Horton Heights, Section "E", as of record in Book 2133, page 84, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Said lot No. 263 fronts 127.7 feet on the easterly side of Summerly Drive, and extends back between lines 391 feet on the southerly side and 203 feet on the northerly side, to a broken line in the rear on which it measures 258.7 feet.

Being part of the property conveyed to W. L. Bailey by deed from Leslie Marshall, Clerk and Master, of record in Book 1905, page 17, and vested in Thomas C. Summers, Trustee, by instrument of record in Book 2240, page 593, both Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 2133, page 84, and restrictions of record in Book 2271, page 112, both Register's Office of 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 said Joseph Barry Molteni and wife, Catherine H. Molteni, their **heirs and assigns, forever.**

And I **do covenant with the said** Joseph Barry Molteni and wife, Catherine H. Molteni **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 by taxes for the year 1955 which have been pro-rated and assumed by the Grantees.

And I, Thomas C. Summers, Trustee, **do further covenant and bind** myself, my successors **heirs and representatives, to warrant and forever defend the title to the said land to the said** Joseph Barry Molteni and wife, Catherine H. Molteni, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 6th **day of** July, 1955.

Thomas C. Summers Trustee
Thomas C. Summers, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Irby G. Bryant, **a Notary Public, in and for said County and State, the within named** Thomas C. Summers, Trustee,

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 office, this 6th **day of** July, **19**55

Commission expires April 10, 1956

Irby G. Bryant
Notary Public

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