K 2494

WARRANTY DEED — Form 1601 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND 00/100---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged,

we, William A. Moreland and wife, Mabel McKinley Moreland,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES D. MORELAND AND WIFE, MARY CARR MORELAND their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lying and being in the 3rd Civil District of said County, being Lot No. 3 of the Joel S. Boyd's Subdivision, not of record, and described according to a survey made by John M. Sullivan, County Surveyor, April 4, 1949, as follows:
BEGINNING at a point in the center line of the Lebanon Road at the common corner of Lots Nos. 2 and 3, being the northeast corner of the property conveyed to L. E. Johnson by deed of record in Book 1645, page 198, Register's Office for said County; thence with the line between said lots South 7° 39' east 257.1 feet to a fence line in N. B. Martin's north line; thence with a fence and Martin's line, North 81° 20' East 52.6 feet to the southwest corner of Lot No. 4 which was conveyed to J. Colan Harris and wife, of record in Book 1725, page 445, said Register's Office; thence with the line between Lots 3 and 4 North 7° 30' west 259 feet to the center line of the Lebanon Road; thence with the center line of said Road, South 79° 22' West 53.5 feet to the beginning. Being the same property conveyed to William A. Moreland and wife, Mabel McKinley Moreland, by deed from Joel S. Boyd and wife, of record in Book 2021, page 537; said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES D. MORELAND AND WIFE, MARY CARR MORELAND their heirs and assigns, forever.

And we do covenant with the said JAMES D. MORELAND AND WIFE, MARY CARR MORELAND 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 by 1956 taxes, which the grantees herein assume and agree to pay.

And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of February, 19 56.

Wm. A. Moreland
William A. Moreland

Mabel McKinley Moreland
Mabel McKinley Moreland

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jefford, a Notary Public in and for said County and State, the within named WILLIAM A. MORELAND AND WIFE, MABEL McKINLEY MORELAND

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 19 56.

DOCUMENTARY

Commission expires July 15th, 1956

Jno. C. Jefford, Notary Public, State-At-Large

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