K 2499

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00
--------TEN AND NO/100 ---------- **DOLLARS**

Cash in hand paid by Robert J. Moody and wife, Bonnie A. Moody, and other good and valuable considerations, receipt of which are hereby acknowledged,

Hoyte J. Kitsos and wife, Jennie R. Kitsos,

have bargained and sold, and by these presents do transfer and convey unto the said Robert J. Moody and wife, Bonnie A. Moody **their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 1 on the Planof Sneed Estates, as of record in Book 2133, pages 10 and 11, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Lindawood Drive, at the common corner of Lots Nos. 1 and 3 of said Subdivision; thence eastwardly with the line between said two lots, 170 feet to a point; thence southwardly with the line between Lots Nos. 1 and 2, 240.2 feet to a point in the northerly margin of Trimble Road; thence with the margin of same, westwardly 140 feet to a point, the beginning of a curve with a radius of 25 feet; thence northwestwardly around said curve 36.7 feet to a point in the easterly margin of Lindawood Drive; thence northwardly with the margin of same, 212 feet to the point of beginning.

Being the same property conveyed to Hoyte J. Kitsos, and wife, Jennie R. Kitsos, by deed from Sam L. Simmons, and wife, Gretchen Phelps Simmons, of record in Book 2439, page 578, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 2099, page 581, RODC.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert J. Moody and wife, Bonnie A. Moody **their heirs and assigns, forever.**

And we **do covenant with the said** Robert J. Moody and wife, Bonnie A. Moody **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 taxes for 1956 which are pro rated and assumed by the grantee.
And we, Hoyte J. Kitsos and wife, Jennie R. Kitsos **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Robert J. Moody and wife, Bonnie A. Moody **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 14 day of March, 19 56.

Hoyte J. Kitsos

Jennie R. Kitsos

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B. Overton, a Notary Public in and for said County and State, the within named Hoyte J. Kitsos and wife, Jennie R. Kitsos

the bargainor s 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 14th day of March, 19 56.

Commission expires October 29, 1958

Jessie B. Overton
Notary Public

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