BK 2810

WARRANTY DEED

For and in consideration of the sum of ($10.00) Ten and No/100 *DOLLARS* Cash in hand paid by Norval Moss and wife, Audrey Moss and other good and valuable considerations, the receipt of which is hereby acknowledged; and the assumption of and the agreement to pay one note in the present principal balance of $7,479.50 payable to Fidelity Federal Savings and Loan Association in monthly installments of $ 58.74 including both principal and interest at the rate of 6% per annum.

We, Alvin L. Escue and George B. Escue *have bargained and sold, and by these presents do transfer and convey unto the said* Norval Moss and wife, Audrey Moss their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being part of Lot No. 17 on the Map of Montague Subdivision on Gallatin Pike, as of record in Book 421, page 129, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 23, 1954 as follows:

Beginning at a point on the northeasterly margin of East Palestine Boulevard, on the line between Lots Nos. 17 and 18; thence with the line between said two lots, North 35 degrees 45' East 120 feet; thence North 54 degrees 30' West 107 feet to a point. Thence southwardly parallel with the southeasterly margin of Fernbank Avenue 35 degrees 45' West 120 feet to the northeasterly margin of East Palestine Boulevard; thence with same, S. 54 degrees 30' East 107 feet to the beginning.

Being part of the same property conveyed to Alvin L. Escue and George B. Escue by deed from M. H. Webb and wife, as of record in Book 2737, Page 333 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 said Norval Moss and wife, Audrey Moss their *heirs and assigns, forever.*

And we *do covenant with the said* Norval Moss and wife, Audrey Moss *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 1958 taxes which have been assumed by the Purchaser.

And we, Alvin L. Escue and George B. Escue *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Norval Moss and wife, Audrey Moss their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our hands this 22nd *day of* October, *19* 58, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alvin L Escue

George B. Escue

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mack H. Webb, *a Notary Public in and for said County and State,* Alvin L. Escue and George B. Escue, *the within named 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* 22nd *day of* October, *19* 58.

Mack H. Webb *Notary Public*

Commission expires 10/24/60

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