BK 2813

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Thirteen Thousand and No/100 ----------
----------($13,000.00) ----------**DOLLARS**

Cash in hand paid by George Morton and wife, Pauline V. Morton, the receipt of which is hereby acknowledged, we,

J. DOUGLAS WRIGHT AND J. DOUGLAS WRIGHT, JR.,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** George Morton and wife, Pauline V. Morton

their **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 No. 141 on the Map of Charlotte Park Subdivision, Section II, as of record in Book 2663, page 22, Register's Office for said County.

Said Lot No. 141 fronts 70 feet on the southeasterly side of Annex Avenue, and runs back 148.5 feet on the northeasterly line and 150 feet on the southwesterly line to a dead line in the rear on which it measures 70 feet.

Being part of the same property conveyed to J. Douglas Wright and J. Douglas Wright, Jr., as tenants in common, by deed from Consolidated Developments, Inc., of record in Book 2737, page 98, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George Morton and wife, Pauline V. Morton
_____ their **heirs and assigns, forever.**

And we **do covenant with the said** George Morton and wife, Pauline V. Morton
_____ **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.**

And we, J. Douglas Wright and J. Douglas Wright, Jr.
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** George Morton and wife, Pauline V. Morton
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 13th **day of** November, 19 58

J. Douglas Wright

J. Douglas Wright, Jr.

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