K 2881

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - -TEN DOLLARS IN CASH AND OTHER GOOD AND VALUABLE CONSIDERATIONS - - - - - - - - - - DOLLARS Cash in hand, paid by MARJORIE E. MATHIAS, receipt of which is hereby acknowledged, and the assuption of a loan in the amount of $8,024.08, at Security Federal Savings, and Loan Association, Nashville, Davidson County, Tennessee.

WE, CHARLES M. MOAK AND WIFE, ETHEL N. MOAK, have bargained and sold, and by these presents do transfer and convey unto the said MARJORIE E. MATHIAS, her 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 the southerly half of lot No. 24 on the plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in book 421, page 100, Register's Office for said County.

Said part of Lot No. 24 fronts 50 feet on the easterly side of Kenner Avenue and runs back 143 feet on the southerly line and 146 feet, more or less, on the northerly line to the westerly line of a 10 foot reserved strip, measuring 50.08 feet thereon.

Being the same real property conveyed to Charles M. Moak and wife, Ethel N. Moak, by deed from Wells Construction Company, Inc., dated December 26, 1957, filed December 27, 1957, and recorded in book 2708, page 32, 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 MARJORIE E. MATHIAS herself, her heirs and assigns, forever.

And We do covenant with the said MARJORIE E, MATHIAS 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, CHARLES M. MOAK AND WIFE, ETHEL N. MOAK do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said MARJORIE E,. MATHIAS herself, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of March, 19 59

Charles M Moak

Ethel N Moak

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