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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - TEN AND NO/100 - ($10.00) - DOLLARS
cash in hand paid by SANFORD S. MORAN AND WIFE, PHYLLIS M. MORAN and other good and valuable considerations, the receipt of all of which is hereby acknowledged

we, SAM F. VINSON AND WIFE, INA MARIE B. VINSON
have bargained and sold, and by these presents do transfer and convey unto the said
SANFORD S. MORAN AND WIFE, PHYLLIS M. MORAN
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 6th, formerly the 12th, Civil District of Davidson County, Tennessee, being Lot No. 61 on the Plan of Richland Meadows, Section 1, as of record in Book 2083, page 40, Register's Office for said County, described as follows:-

Beginning at a point on the northerly margin of Meadow Crest Road at the southeast corner of Lot No. 60 on said plan; thence with the northerly margin of said Road southeastwardly 49.24 feet to the beginning of a curve; thence around said curve in an easterly direction 35.2 feet to a point on the northerly margin of Knob Road; thence with the northerly margin of said Knob Road northeastwardly 43.95 feet to the southwest corner of Lot No. 62 on said plan; thence with the line between said Lots Nos. 61 and 62, northwestwardly 124.7 feet to the common corner of Lots Nos. 60, 61 and 62; thence with the line between said Lots Nos. 60 and 61, southwestwardly 119.3 feet to the beginning.

Being the same real property conveyed to Sam F. Vinson and wife, Ina Marie B. Vinson, by deed from Richland Development Company, recorded in Book 2240, page 459, said Register's Office.
The above described property is conveyed subject to restrictions of record in book 2152, page 121; and conditions on the plan of record in book 2083, page 40, 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 SANFORD S. MORAN AND WIFE, PHYLLIS M. MORAN their heirs and assigns, forever.

And we do covenant with the said SANFORD S. MORAN AND WIFE, PHYLLIS M. MORAN 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 taxes for the year 1959 which have been prorated and are hereby assumed by the grantee

And we, SAM F. VINSON AND WIFE, INA MARIE B. VINSON do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said SANFORD S. MORAN AND WIFE, PHYLLIS M. MORAN their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of September, 1959.

Sam F. Vinson
Ina Marie B. Vinson

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Anne Abernathy, a Notary Public in and for said County and State, the within named SAM F. VINSON AND WIFE, INA MARIE B. VINSON 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 25th day of September, 1959

Commission expires 11-12-1961

Anne Abernathy
Notary Public

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