K 2963

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $ 10.00 - - - - - - - - - - - - - - - - - -

TEN-AND-No/100 - DOLLARS

Cash in hand paid by Noel and Company, Inc., and other good and valuable considerations, the receipt of which is hereby acknowledged,



We, Wilson A. Scoggins and wife, Elizabeth Scoggins,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Noel and Company, Inc.,

its successors 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 part of Lot No. 6 in the Bransford Realty Company Subdivision of the Maxey Avenue and Gallatin Road property, the plan of which is of record in Book 332, page 44, of the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 52 feet on the easterly side of the Gallatin Road and extends back eastwardly between parallel lines 214 feet, more or less, on the northerly margin and 218 feet and 3 inches, more or less, on the southerly margin, to an alley, measuring 51 feet on said alley.

All of said Lot No. 6 is hereby conveyed with the exception of a strip of land 10 feet wide, which has been given off the front of same, and reference is made to Book 523, page 50, Register's Office for said County.

Being the same property conveyed to Wilson A. Scoggins and wife, Elizabeth Scoggins, by deed from Mrs. Willie A. Macon, a widow, as of record in Book 1281, page 453, 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 Noel and Company, Inc.,

its successors and assigns, forever.

And we do covenant with the said Noel and Company, Inc.

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, Wilson A. Scoggins and wife, Elizabeth Scoggins

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Noel and Company, Inc.

its successors heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of October, 19 59

Wilson A. Scoggins

Elizabeth Scoggins

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