K 2991

WARRANTY DEED

For and in consideration of the sum of One ($1.00) ---------- *DOLLARS*
cash and other good and valuable considerations, including the love and affection we have for her, paid by Margaret Howington Morgan, the receipt of all of which is hereby acknowledged, we Fred B. Morgan, Virgle C. Morgan, and wife, Lena M. Morgan,

have bargained and sold, and by these presents do transfer and convey unto the said Margaret Howington Morgan,
her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

A tract of land in the 3rd., formerly 2nd., Civil District of said County, described as follows:
Beginning at a stone in the south margin of the Old Lebanon Pike, now known as the Elm Hill Road, the northeast corner of the school house lot, described in Book 165, page 169, Register's Office for said County; thence south 208½ feet to a stone, the southeast corner of said school lot; thence with the south line of school lot, westwardly 208½ feet to a stone in Gray's east line; thence with said line, south 104½ feet to a stump; thence south 70° east 417 feet to a rock; thence north 312½ feet to a stone in the south margin of said Road; thence with said Road, westerly 208½ feet to the beginning.
Being the same property conveyed to Fred B. Morgan, Virgle C. Morgan, and wife, Lena M. Morgan, from Lonnie W. Baxter, and wife, Daisy B. Baxter, by warranty deed of record in Book 1874, page 143, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margaret Howington Morgan, her
heirs and assigns, forever.

And we *do covenant with the said* Margaret Howington Morgan
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 a deed of trust of record in Book 1867, page 141, said Register's Office & 1959 taxes.

And we, Fred B. Morgan, Virgle C. Morgan, and wife, Lena M. Morgan,
do further covenant and bind our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Margaret Howington Morgan, her
heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our *hand* s *this* 25th *day of* October, *19* 59, XXX

Fred B. Morgan
Fred B. Morgan

Virgle C. Morgan
Virgle C. Morgan
Lena M. Morgan
Lena M. Morgan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Roger H. Cullum, *a Notary Public in and for said County and State,* Fred B. Morgan, Virgle C. Morgan, and wife, Lena M. Morgan, *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, Davidson County, Tennessee *this* 28th *day of* October, *19* 59.

Roger H. Cullum
Notary Public

My Commission expires My Commission Expires Aug. 17, 1963

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