K 2994

WARRANTY DEED TOM G. COLEMAN, FORM

For and in consideration of the sum of Ten and no/one hundreds---------- ($ 10.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 2945, page 491; Book _____, page _____, Register's Office for Davidson County, Tennessee.

*and other good and valuable considerations,

Bobbie B.Moore and Wife,Jo Ann Moore

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Clifton Wallace Lynn and Wife,Lois H.Lynn

hereinafter called the Buyer, his heirs, 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 Lot No.31 on the Map of Sunset View,Section One Revised, of record in Plan Book 2663,page 27,Register's Office for said County.

Said Lot No. 31 fronts 85 feet on the southeasterly side of Donna Hill Drive and runs back 397.8 feet on the southwesterly line and 304.7 feet on the northeasterly line to a dead line in the rear, which is a broken line, measuring 136.4 feet thereon.

BEING the same property conveyed to A. H. Johnson and wife, Malvin Johnson, by deed from Murray L. Reed and wife, of record in Book 2877, page 145, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Bobbie B. Moore and wife, Jo Ann Moore, by deed from A. H. Johnson and wife, Malvin Johnson, of record in Book 2894, page 55, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Seller, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness Our hand s this 9 day of November, 1959.

✓ Jo Ann Moore
Jo Ann Moore

✓ Bobbie B Moore
Bobbie B. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires: _____

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