BK 3029

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - - - - Ten and no/100 - - - - - - - - - - - - - - - - - - ($10.00) - DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, JOHN R. DAY and wife, MARY ELLA DAY,

have bargained and sold, and by these presents do transfer and convey unto the said ESTER LONG and wife, LIDDIE E. LONG,

their heirs and assigns, a certain tract or parcel of land in ~~Davidson County, State of Tennessee~~ the City of Goodlettsville, formerly the 10th Civil District of Davidson County, Tennessee, being Lot No. 2 on the unrecorded survey of the John R. Day property which consists of Lots Nos. 41 and 42 on the Map of Moncrief's subdivision of the North part of the Allen Mathis Lands, said unrecorded surveys made by A. L. Nimmo, Surveyor, dated July 3, 1959, and described as follows, to-wit:

Beginning at the common corner of said Lots Nos. 40 and 41, the southwesterly corner of the property conveyed to A. S. Nash et ux, of record in Book 2441, page 171, Register's Office for said County; thence North 25° West, with the line between said lots, 300 feet to a point, rear corner to Lot No. 1; thence with the rear line of said Lot No. 1, South 65° West 100 feet to the common corners of Lots Nos. 1, 2, 3, and 4 in said survey; thence South 25° East, with the easterly line of said Lot No. 4, 300 feet to the northerly margin of Moncrief Avenue; thence with said margin North 65° East 100 feet to the beginning.

Being part of the same property conveyed to John R. Day and wife, Mary Ella Day, by deed from Ermest E. Hinkle and wife, Frances C. Hinkle, of record in Book 1343, page 457, said Register's Office.

Said premises are conveyed subject to easements of record in Book 924, Page 121; Book 1139, Page 287; Book 1179, Page194, all of 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 Ester Long and wife, Liddie E. Long, their heirs and assigns, forever.

And we do covenant with the said Ester Long and wife, Liddie E. Long, 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 for 1960 State & County taxes which have been prorated and will be paid by Ester Long and wife, and except as heretofore.

And we, John R. Day and wife, Mary Ella Day, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ester Long and wife, Liddie E. Long, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of February, 1960

John R. Day — John R. Day

Mary Ella Day — Mary Ella Day

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