BK 3030

WARRANTY DEED G-7462 REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 ***** DOLLARS ($10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the Grantees herein to pay the principal balance now due, plus future interest, on a certain note, in the original sum of $12,800.00, with interest at 4½% per annum, payable to the order of Guaranty Mortgage Company, and secured by a deed of trust executed by Henry M. Bullock and wife, to Herschel Greer, Trustee, of record in Book 2181, page 341, Register's Office for Davidson County, Tennessee,

HOYTE J. KITSOS and wife, JENNIE R. KITSOS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto H. CLAUDE MOORE and wife, VELMA ELIZABETH MOORE, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of the Leonte Subdivision, not of record, and described according to a copy of a survey thereof made in December, 1936, by W. B. Southgate, Surveyor, as follows:

Beginning at a point in the northerly margin of Woodmont Avenue, the common corner of Lots Nos. 22 and 23, said point being 696 feet east of the Northeast intersection of Woodmont Avenue and Granny White Pike as measured along the north margin of said Woodmont Avenue; thence with the line between Lots Nos. 22 and 23, northwardly 201 feet 5 inches to the common corner of Lots 6, 7, 22 and 23; thence with the line between Lots 7 and 22 eastwardly 100 feet to the common corner of Lots 7, 8, 21 and 22; thence with the line between the last mentioned lots southwardly 201 feet 6 inches to the northerly margin of Woodmont Avenue; thence with the margin of same westwardly 100 feet to the point of beginning.

Being the same property conveyed to Hoyte J. Kitsos and wife, Jennie R. Kitsos, by deed from Henry M. Bullock and wife, of record in Book 2994, page 155, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1040, page 640, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set out above, and except for taxes for 1960, which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 23rd day of February, 1960.

Hoyte J. Kitsos

Jennie R. Kitsos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joanne B. Tidwell, a Notary Public in and for the State and County aforesaid, personally appeared the within named Hoyte J. Kitsos and wife, Jennie R. Kitsos

the 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, Tennessee, this, the 23rd day of February, 1960.

Joanne B. Tidwell
Notary Public

My commission expires:

PG 71