K 3069

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) and no one hundreds DOLLARS

and other favorable consideration cash in hand paid to us by H. D. Moser and wife, Lillian P. Moser,

We, J. R. Payne and wife, Jennie B. Payne have bargained and sold, and by these presents do transfer and convey unto the said H. D. Moser and wife, Lillian P. Moser their heirs 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. 122 on the plan of Village of Old Hickory, Section "B", as of record in book 1424, page 67, Register's Office for said County, described as follows:
Beginning at a point in the easterly margin of Riverside Road at the common corner of lots Nos. 122 and 123; thence with the line between said two lots, north 73° 50' east 179.7 feet to a point on the top of a bluff; thence with the same, north 88° 19' east to the southwest corner of the property conveyed to the United States of America by deed from J. R. Payne and wife, of record in book 2204, page 392, said Register's Office; thence with the westerly line of said property, north 1° 30' west 100 feet to the line between lots Nos. 121 and 122; thence with the line between said two lots, south 88° 19' west 357 feet to the easterly margin of said Road; thence with said margin, southeasterly 172.1 feet to the beginning.
Being part of the real property conveyed to J. R. Payne and wife, Jennie B. Payne, by deed from Willie H. Baker, Sr. and wife, dated January 13, 1949, filed January 15, 1949, and recorded in book 1679, page 409, 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 H. D. Moser and wife, Lillian P. Moser their heirs and assigns, forever.

And We do covenant with the said H. D. Moser and wife, Lillian P. Moser 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 taxes which have been prorated and are to be paid by the grantees.

And We, J. R. Payne and wife Jennie B. Payne do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. D. Moser and wife, Lillian P. Moser Their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness 3rd hand this 3rd day of ~~April~~ May, 1960

James Hawkins — J R Payne
James Hawkins — Jennie B. Payne

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jack Payne, a Notary Public in and for said County and State, the within named J. R. Payne and wife, Jennie B. Payne

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 office, this 3rd day of ~~April~~ May, 1960

Commission expires 5/19/63 — Jack Payne, Notary Public

PG 621