BK 3159

WARRANTY DEED

For and in consideration of the sum of ($5000.00)
------- Five Thousand & NO/100th. ---------- *DOLLARS*

Cash in hand paid, by James L. Cartwright & wife, Gwendolyn Gooch Cartwright, the receipt of which is hereby acknowledged.

We, Flora Morgan Long and husband, Clarence E. Long

have bargained and sold, and by these presents do transfer and convey unto the said James L. Cartwright & wife, Gwendolyn Gooch Cartwright,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the southwesterly part of lot No. 45 on the Map of Weakley and Dodd's Subdivision of Lot No. 17 in Brooklyn, as of record in Book 57, page 126, Register's Office for said County.

Said part of Lot No. 45 fronts 50 feet on the northeasterly side of Vester Avenue and runs back between parallel lines, 75.9 feet to the westerly line of the northerly part of said lot conveyed to Herbert E. Woodard and wife, by deed of record in Book 2038, page 458 said Register's Office.

Being part of the same property conveyed to Lonnie Morgan and wife, Flora Morgan by deed from A. R. Woodroof and wife, dated March 1934, filed July 3, 1936 of record in Book 1006, page 77, said Register's Office, the said Lonnie Morgan having since died and the said Flora Morgan having since married Clarence E. Long.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Cartwright & wife, Gwendolyn Gooch Cartwright,

their *heirs and assigns, forever.*

And we *do covenant with the said* James L. Cartwright & wife, Gwendolyn Gooch Cartwright, *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 current taxes, which have been prorated and assumed by purchasers.

And We, Flora Morgan Long and husband, Clarence E. Long *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James L. Cartwright & wife, Gwendolyn Gooch Cartwright, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 8th. *day of* November, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Flora Morgan Long

Clarence E Long

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R. C. Vardell, *a Notary Public in and for said County and State,* Flora Morgan Long and husband, Clarence E. Long

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, *Tennessee, this the* 8th *day of* November, *19* 60.

NOTARIAL SEAL DAVIDSON COUNTY, TENN. PUBLIC

My Commission Expires Feb. 2, 1964

R C Vardell *Notary Public*

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