BK 3179

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TWENTY-FIVE THOUSAND AND NO/100 ($25,000.00) DOLLARS, cash in hand paid by M. E. Moore and wife, Frances A. Moore, to H. H. Richardson, Trustee, the receipt of all of which is hereby acknowledged,

I, H. H. Richardson, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said M. E. Moore and wife, Frances A. Moore, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly part of a tract marked "Commercial" on the Plan of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County, described as follows:

Beginning at a concrete monument set in the northerly margin of Vultee Boulevard at its intersection with a 20-foot alley; thence with the margin of said Boulevard, south 86 deg. 48' east 250 feet to a point; thence north 3 deg. 15' east 180 feet to a point in the southerly margin of a 20-foot alley; thence with the margin of the same, north 86 deg. 48' west 250 feet to a point, the beginning of a curve; thence southwestwardly around said curve, 31.40 feet to a point in the easterly margin of a 20-foot alley; thence with the margin of the same, southwardly 140 feet to a point, the beginning of a curve; thence southeastwardly around said curve, 31.43 feet to the point of beginning.

Being part of the same property conveyed to H. H. Richardson, Trustee, by decree of the Chancery Court at Nashville, Tennessee, of record in Book 1645, page 555, 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 M. E. Moore and wife, Frances A. Moore, their heirs and assigns, forever.

And I do covenant with the said M. E. Moore and wife, Frances A. Moore, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except State and County taxes for 1961, which are assumed, and restrictive covenant contained in instrument of record in Book 1710, page 183, R.O.D.C. I, H. H. Richardson, Trustee, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said M. E. Moore and wife, Frances A. Moore, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7TH day of January, 1961

H. H. Richardson Trustee

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