K 3181

WARRANTY DEED

For and in consideration of the sum of Five ($5.00) and no/100 - - - - - - - *DOLLARS*

cash in hand paid by Mary E. Latham, and other good and valuable consideration, receipt of all of which is hereby acknowledged,

We, James E. Moore and wife, Sarah L. Moore, *have bargained and sold, and by these presents do transfer and convey unto the said* Mary E. Latham, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being part of Lot No. 336 on the Map of Richland Realty' Company's West Lawn Subdivision, as of record in Book 421, page 32, Register's Office for said County, and described as follows:
BEGINNING at a point in the line between Lots Nos. 336 and 337, on said plan; which point is 150 feet southerly from the southerly margin of West Lawn Driveway; thence with the line between said lots, southerly 56 feet to a point, which is 278 feet north of the north right of way line of the N. C. & St. L. Railroad; thence easterly 100 feet to a point which is 252.8 feet north of said Railroad right of way; thence northerly 56 feet to a point, which point is 150 feet southerly from the southerly margin of West Lawn Driveway; thence westerly parallel to and 150 feet southerly from said Driveway, 100 feet to a point, being the point of beginning.
Being part of the property conveyed to James E. Moore and wife, Sarah L. Moore, by deed from Sidney E. Knight, individually, and as Executor, as of record in Book 2693, Page 217, said Register's Office.

Grantee assumes all taxes for 1961 which are or may be assessed against the within described tract.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary E. Latham, her *heirs and assigns, forever.*

And we *do covenant with the said* Mary E. Latham *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 and County taxes on the entire tract.

And we, James E. Moore and wife, Sarah L. Moore, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mary E. Latham, her *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 8th *day of* February, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E Moore
Sarah L Moore

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. J. Stephens, *a Notary Public in and for said County and State,* James E. Moore and wife, Sarah L. Moore,

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* 8th *day of* February, *19* 61.

W. J. Stephens *Notary Public*

Commission expires Oct 28-1963

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