K 3181

APPROVED AS TO LEGALITY ON
THIS 10th DAY OF February 1961
BY Ward DeWitt Jr.

WARRANTY DEED

For and in consideration of the sum of $10.00
---TEN AND NO/100--- *DOLLARS*
Cash paid by William F. Moynihan and Wife, Martha G. Moynihan, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, L. P. Thweatt, Jr. and Wife, Margaret Arnold Thweatt

have bargained and sold, and by these presents do transfer and convey unto the said William F. Moynihan and Wife, Martha G. Moynihan
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

BEING Parts of Lots Nos. 48 and 50 on the Plan of Clareview Subdivision, as of record in Book 848, Page 8, Register's Office for Davidson County, Tennessee, described together as follows:
BEGINNING on the easterly margin of Clearview Drive at a point 14 feet south of the corner of Lots Nos. 49 and 50; thence with said Drive, northwardly 126 feet to the corner of Lots Nos. 50 and 51; thence with the line between said two lots, eastwardly 185 feet to the westerly line of Lot No. 37; thence with the westerly line of Lots Nos. 37 and 38, southwardly 81.5 feet to a point 21.5 feet north of the corner of Lots Nos. 48 and 50; thence westwardly 211.8 feet, more or less, to the beginning.
BEING the same real property conveyed to L. P. Thweatt, Jr. and wife, Margaret Arnold Thweatt, by deed from W. T. Clark, et al, dated Nov. 10, 1948, filed Nov. 24, 1948, and recorded in Book 1646, Page 557, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William F. Moynihan and Wife, Martha G. Moynihan, their *heirs and assigns, forever.*

And We *do covenant with the said* William F. Moynihan and Wife, Martha G. Moynihan *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 1961 Taxes which have been pro-rated and Purchaser will pay when due.

And We, L. P. Thweatt, Jr. and Wife, Margaret Arnold Thweatt *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William F. Moynihan and Wife, Martha G. Moynihan, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 10th *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.*

L. P. Thweatt, Jr.
Margaret Arnold Thweatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thelma Neal, *a Notary Public in and for said County and State,* L. P. Thweatt, Jr. and Wife, Margaret Arnold Thweatt
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, *Tennessee, this* 10th *day of* February, *19* 61.

Thelma Neal *Notary Public*

Commission expires Jan. 29, 1962

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