BK 3186

WARRANTY DEED — J ATTORNEYS TITLE COMPANY

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate by the entireties

We, J. E. MOORE, and wife, MARY D. MOORE

have bargained and sold, and by these presents do hereby transfer and convey unto LENNIS ROSE JOHNSON, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

A tract of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, described as follows:
BEGINNING in the center of Cedar Street or the Long Hollow Pike, at at the northeast corner of the property conveyed to J. M. Yount, Sr., by deed from I. T. Williams and wife, of record in Book 567, page 198, Register's Office for said County; thence with Yount's easterly line and passing his southeast corner 429 feet to a point in a branch; thence with said branch, north 82 deg. east 103.775 feet, more or less, to the southwest corner of the property conveyed to G. T. Moore by deed from E. C. Luton of record in Book 432, page 236, said Register's Office; thence with Moore's westerly line, northwardly 478.5 feet, more or less, to the center of said Street or Pike; thence with the center of said Street or Pike, Westwardly 102.95 feet; more or less, to the beginning. Being the same property conveyed to J. E. Moore by Deeds of record in Book 1194, page 231, and Book 1290, page 16, RCDC, Tenn.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said LENNIS ROSE JOHNSON, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, J.E. MOORE and wife, MARY D. 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 LENNIS ROSE JOHNSON, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said LENNIS ROSE JOHNSON, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto J. E. MOORE and wife, MARY D. MOORE,

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said J. E. MOORE, and wifw, MARY D. MOORE, their heirs and assigns, forever.

And I do covenant with the said J. E. MOORE, and wife, MARY D. MOORE, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, LENNIS ROSE JOHNSON, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said J. E. MOORE, and wife, MARY D. MOORE, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of MARCH, 1961.

J. E. Moore

Mary D. Moore

Lennis Rose Johnson Trustee.

PG 289