K 3220

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - $10.00 - Ten and no/100 - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by Lucian Moore, Jr., and wife, Irene S. Moore, the receipt of all of which is hereby acknowledged.

We, Hal L. Hix and wife, Gladys Davis Hix have bargained and sold, and by these presents do transfer and convey unto the said Lucian Moore, Jr. and wife, Irene S. Moore their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 291, on the Plan of Charlotte Park, Section X, of record in Book 2900, page 78, Register's Office for said County.

Said Lot No. 291 fronts 73 feet on the southeasterly side of Capri Drive and runs back 130.1 feet on the northeasterly line and 140 feet on the southwesterly line, to a dead line in the rear measuring 74 feet thereon.

Being the same property conveyed to Hal L. Hix and wife, Gladys Davis Hix, by deed from Consolidated Developments, Inc., a Tennessee Corporation, of record in Book 3060, page 148, said Register's Office.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 3033, page 638, and, Rights, conditions obligations and restrictions with respect to the use of a sewer system as stated in agreement of record in Book 2593, page 566, 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 Lucian Moore, Jr., and wife, Irene S. Moore their heirs and assigns, forever.

And We do covenant with the said Lucian Moore, Jr., and wife, Irene S. Moore 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, with exception of 1961 Taxes which are prorated and assumed by Grantees herein.

And We, Hal L. Hix and wife, Gladys Davis Hix do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lucian Moore, Jr., and wife, Irene S. Moore, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of April, 1961

Hal L. Hix

Hal L. Hix

Gladys Davis Hix

Gladys Davis Hix

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