BK 3226

REAU E. FOLK, JR., FORM

WARRANTY DEED G-163197

For and in consideration of the sum of TEN AND NO/100 **** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

HOWARD B. MOORE and wife, MARGIE MOORE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE L. DURHAM and wife, ARTIE T. DURHAM,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 13th Civil District of Davidson County, Tennessee described as follows:

Beginning on the westerly margin of Buena Vista Pike, at the northeast corner of the property conveyed to Edna McIllwain, by deed from David A. Wheatley and wife, of record in Book 3096, page 583, said Register's Office; thence with said McIllwain northern boundary line, westwardly 430.4 feet to said McIllwain northwest corner; thence north 7°30' west 100 feet; thence eastwardly 420 feet, more or less, to the westerly margin of Buena Vista Pike; thence with the same, south 12° 30' east 100 feet to the beginning.

Being part of the real property to Howard B. Moore and wife, Margie Moore, by deed from David A. Wheatley and wife, of record in Book 3166, page 285, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3166, page 285, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1961 taxes, which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 24 day of May, 1961

Howard B. Moore

Margie Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU F FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Howard B. Moore and wife, Margie Moore, the 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, the 24th day of May, 19 61

Reau F Folk Jr.
Notary Public

My commission expires: July 23, 1962

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