K 3251

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - $10.00 - - - - - - - - -
- - - TEN AND NO/100 - - - - - - - - - - - - DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, William E. Flatt and wife Jo Anne M. Flatt have bargained and sold, and by these presents do transfer and convey unto the said Lonnie S. Morris and wife, ~~Mattie B. Morris~~ his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 121 on the Plan of Village of Old Hickory, Section "A", of record in book 1424, page 68, R.O.D.C. Tennessee. Said lot No. 121 begins at a point in the easterly margin of Hadley Avenue at the common dividing line between lots Nos. 120 and 121 of said plan; thence easterly along said dividing line 105.8 feet to a point; thence southerly 83.8 feet to a point in the northerly margin of Donelson Avenue; thence westerly along the northerly margin of said Donelson Avenue, 95.6 feet to the beginning of a curve; thence around said curve a distance of 15.7 feet to a point; thence northerly along the easterly margin of Hadley Avenue, 73.7 feet to the point of beginning. Being the same property conveyed to William E. Flatt and wife Jo Anne M. Flatt by deed from James A. Smith and wife Esther B. Smith, of record in book 2639, page 185, R.O.D.C. 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 Lonnie S. Morris and wife, Mattie B. Morris his heirs and assigns, forever.

And we do covenant with the said Lonnie S. Morris and wife, Mattie B. Morris 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 1961 taxes which have been prorated and assumed by Grantees.

And we, William E. Flatt and wife Jo Anne M. Flatt do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lonnie S. Morris and wife, Mattie B. Morris their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21 day of June, 19 61

Jo Anne M. Flatt and Jo Anne Flatt are one and the same person.

William E. Flatt

Jo Anne M. Flatt

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