WARRANTY DEED

For and in consideration of the sum of seven thousand, six hundred, fifty and no/100----------($7,650.00)---------- *DOLLARS*

cash in hand paid by Bertha V. Moser, Edgar V. Moser, Riley A. Moser, George R. Moser, Jamie B. Moser Smith, Sarah E. Moser Parton, H. D. Moser and Buford A. Moser, receipt of which is hereby acknowledged.

we, George R. Moser and wife, Othy M. Moser *have bargained and sold, and by these presents do transfer and convey unto the said* Bertha V. Moser, Edgar V. Moser, Riley A. Moser, George R. Moser, Jamie B. Moser Smith, Sarah E. Moser Parton, H. D. Moser and Buford A. Moser their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the southerly 50 feet of the northerly 100 feet of the westerly 35 feet of lot No. 129 and the southerly 50 feet of the northerly 100 feet of lots Nos. 130, 131, and 132 on the plan of East Edgefield Addition, as of record in book 21, page 147, Register's Office for said County.

Said part of lots Nos. 129, 130, 131 and 132 fronts 50 feet on the easterly side of South 11th Street and runs back between parallel lines 185 feet to the westerly margin of a proposed alley.

Being the same real property conveyed to George R. Moser and wife, Othy M. Moser, by deed from D. E. Mallernee, Jr. and wife, dated May 12, 1961, filed May 15, 1961, and recorded in book 3223, page 361, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bertha V. Moser, Edgar V. Moser, Riley A. Moser, George R. Moser, Jamie B. Moser Smith, Sarah E. Moser Parton, H.D. Moser and Buford A. Moser their *heirs and assigns, forever.*

And we *do covenant with the said* Grantees *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered.*

Except for taxes for the year of 1961 to be paid by the purchasers.

And we, George R. Moser and wife, Othy M. Moser *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 20th *day of* July, 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.*

George R. Moser
Othy M. Moser

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ed V. Walton, *a Notary Public in and for said County and State,* George R. Moser and wife, Othy M. Moser

the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville *Tennessee this* 2nd *day of* August, 19 61.

Ed V. Walton *Notary Public*

Commission expires Dec 21-1965