BK 3255

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

TEN AND NO/100 **DOLLARS**

Cash in hand paid by George T. Morgan, Jr., and wife Mary H. Morgan, and other good and valuable consideration, receipt of which is hereby acknowledged;

JONES AND LAND COMPANY

has ~~have~~ **bargained and sold, and by these presents** does ~~do~~ **transfer and convey unto the said** George T. Morgan, Jr. and wife, Mary H. Morgan their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot 66 on the Plan of Section ~~1,~~ Haywood Acres of record in Book 2900, page 17, Register's Office for said County.

Said Lot fronts 143 feet on the south side of Dade Drive and runs back 225 feet on the west line and 290 feet on the east line which is a broken line to a dead line in the rear on which it measures 176.2 feet.

Being part of the property conveyed to Jones and Land Company, by deed from Shufeld Company, a Tennessee corporation, of record in Book 2997, page 193, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 2928, page 103; and to the easements and limitations shown on the Map of record in Book 2900, page 17, 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 George T. Morgan, Jr. and wife, Mary H. Morgan their **heirs and assigns, forever.**

And Jones and Land Company, does ~~do~~ **covenant with the said** George T. Morgan, Jr. and wife, Mary H. Morgan that it is **lawfully seized and possessed of said land in fee simple;** ~~have~~ **a good right to convey it. and the same is unencumbered, except taxes for 1961 which are prorated and assumed by the grantees herein.**

And Jones and Land Company, does ~~do~~ **further covenant and bind** itself, its successors and assigns ~~heirs and representatives~~, **to warrant and forever defend the title to the said land to the said** George T. Morgan, Jr. and wife, Mary H. Morgan their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS ~~WHEREOF~~: Jones and Land Company, has hereby caused this instrument to be ~~Witness hand this day of~~, 19 executed by its duly authorized officers this 2nd day of August, 1961

JONES AND LAND COMPANY

ATTEST: Charles R. Land Secretary

BY: James A. Jones President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, **a Notary Public in and for said County and State, the within named**

_____

_____

the 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** _____, **Tennessee, this** _____ **day of** _____, 19

Commission expires _____

_____
Notary Public

PG 73