K 3282

WARRANTY DEED

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

we, WALTER H. MORGAN, JR., AND WIFE, VIRGINIA B. MORGAN

have bargained and sold, and by these presents do transfer and convey unto the said JAMES C. FEW AND WIFE, ETHEL M. FEW

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Richardson Place, as of record in Book 547, page 135, Register's Office for said County.

Said Lot No. 24 fronts 60 feet on the northerly side of Holly Street and runs back between parallel lines 172 feet to a dead line.

Being the same property conveyed to Walter H. Morgan, Jr., and wife Virginia B. Morgan by deed from Robert L.Qualls, of record in Book 2638, page 193, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 1371, page 247; and conditions on the plan of record in Book 547, page 135, 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 said JAMES C. FEW AND WIFE, ETHEL M. FEW

their *heirs and assigns, forever.*

And we *do covenant with the said* JAMES C. FEW AND WIFE, ETHEL M. FEW

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 by taxes for the year 1961 which have been prorated and are hereby assumed by the grantee.

And we, WALTER H. MORGAN, JR., AND WIFE, VIRGINIA B. MORGAN *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JAMES C. FEW AND WIFE, ETHEL M. FEW

their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 26th *day of* September, 1961, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter H. Morgan Jr.

Virginia B. Morgan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* WALTER H. MORGAN, JR., AND WIFE, VIRGINIA B. MORGAN *the within named 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* 26th *day of* SEPT. *19* 61.

[illegible] *Notary Public*

Commission expires FEB. 4, 1964

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