BK 3338

REAU E. FOLK, JR., FORM

WARRANTY DEED

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 M. MOORE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto R. P. LANIUS, JR., and wife, LAWANDA F. LANIUS,

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 said County and State, described according to a survey made by Geo. W. Watkins, March 22, 1960, as follows:
Beginning at an iron pin on the easterly margin of State Highway No. 112 or Clarksville Pike at the northwest corner of the property conveyed to F. E. Merriman and wife, by deed of correction from R. B. Beal and wife, of record in Book 2951, page 70, Register's Office for said County: thence with the easterly margin of said Pike northwardly 200 feet to an iron pin: thence south 71° east 300 feet to an iron pin: thence south 12°45' west 200 feet to an iron pin at said Merriman's northeast corner: thence with said Merriman's northern boundary line north 71° west 300 feet to the beginning, containing 1.35 acres, more or less.

Being the same property conveyed to Howard B. Moore and wife, Margie M. Moore, by deed from R. B. Beal and wife, Elizabeth Corder Beal, of record in Book 3069, page 447, Register's Office for Davidson County, Tennessee.

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.

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 whomsoever.
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 16th day of January, 19 62

Howard B. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E FOLK, JR. a Notary Public in and for the State and County aforesaid, personally appeared the within named Howard B. Moore and wife, Margie M. 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 16th day of January 19 62.

Reau E Folk Jr
Notary Public

My commission expires: July 23, 1962

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79814

WARRANTY DEED
CB&F

From
HOWARD B. MOORE AND WIFE,

To
R. P. LANIUS, JR., AND WIFE.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of JAN A.D. 1962 at 9:25 o'clock A M.
Noted in Book 1600 Page 820
Recorded in Book Page
Recording Fee $2.50
JAMES P. WILSON, Register
By Deputy Reg.

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

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