BK 3371

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00----------

no/100---------- **DOLLARS**

Cash in hand paid by William A. Moffat and wife, Novie M. Moffat, receipt of which is hereby acknowledged, and the assumption of one note and Deed of Trust which is of record in Book 3113, page 17, Register's Office of Davidson County, Tennessee.

We, William H. Simpson and wife, Millie T. Simpson,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** William A. Moffat and wife, Novie M. Moffat

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

Land in Davidson County, Tennessee, being Lot No. 54, on the Map of Burchwood Place, extended, as of record in Book 843, page 101, Register's Office for said County.

Said Lot No. 54 fronts 60 feet on the southerly side of Burchwood Avenue, and runs back between parallel lines 138 feet, more or less, to the southerly line of said subdivision.

Being the same property conveyed to William H. Simpson and wife, Millie T. Simpson by deed from Virgie Thornton, a widow, of record in Book 3104, page 71, Register's Office for Davidson County, Tennessee,

Restrictions Covenants of record in Book 989, page 43, 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 said William A. Moffat and wife, Novie M. Moffat

their **heirs and assigns, forever.**

And we **do covenant with the said** William A. Moffat and wife, Novie M. Moffat

that are **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And we, William H. Simpson and wife, Millie T. Simpson

do further covenant and bind our **heirs and representatives, to warrant and forever defend the title to the said land to the said** William A. Moffat and wife, Novie M. Moffat

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

Witness our **hands this** 10th **day of** April, 1962

_____ W. H. Simpson

_____ Millie T. Simpson

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