K 3375

WARRANTY DEED

For and in consideration of the sum of $10.00 Ten and no/100 DOLLARS and other good and valuable considerations, cash in hand paid by James J. Davis and wife, Martha C. Davis, the receipt of all of which is hereby acknowledged.

We, J. E. Moss and wife, Dorothy Hill Moss *have bargained and sold, and by these presents do transfer and convey unto the said* James J. Davis and wife, Martha C. Davis 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. 23 on the Plan of Gateway Acres, 2nd Addition, as of record in Book 1424, page 83, Register's Office for said County. Said Lot No. 23 fronts 210 feet on the north side of Gateway Lane, and runs back 293.9 feet on the west line and 303.9 feet on the east line to a dead line in the rear on which it measures 190 feet.
Being the same property conveyed to J. E. Moss and wife, Dorothy Hill Moss, by deed from F. N. McNeil, Jr., Executor and Trustee, as of record in Book 1714, page 308, said Register's Office.

This conveyance is made subject to restrictions recorded prior to Feb. 15, 1950, in Book 1066, page 402, and in Book 1714, page 308, Register's Office for said County.

F. N. McNeill, Jr., Trustee under the will of Laura Lea Robertson, deceased, joins in this instrument in full satisfaction of said restrictions in Book 1714, page 308, to signify his consent to this conveyance.

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 J. Davis and wife, Martha C. Davis their *heirs and assigns, forever.*

And we *do covenant with the said* James J. Davis and wife, Martha C. Davis *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.*, with exception of the 1962 Taxes which are prorated and assumed by the Grantees herein.

And we, J. E. Moss and wife, Dorothy Hill Moss *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 J. Davis and wife, Martha C. Davis their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 3rd *day of* May, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

F. N. McNeill, Jr., Trustee

J. E. Moss

Dorothy Hill Moss

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Phillip E. Cole, *a Notary Public in and for said County and State,* J. E. Moss and wife, Dorothy Hill Moss

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* 3rd *day of* May, *19* 62.

Phillip E. Cole *Notary Public*

My commission expires April 26, 1965

Phillip E. Cole

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