K 3403

WARRANTY DEED G-168690 REAU E. FOLK, JR., FORM

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 LUSTER MELVIN FARMER and wife, MALVENA B. FARMER,

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 Davidson County, Tennessee, described according to a survey made August 12, 1959, by Hickerson-Miller, Engineers-Surveyors, revised January 27, 1961, by E. L. Miller, Jr., and Company, Surveyors, as follows:

Beginning at a point in the southeasterly margin of Cantarutti Road at an iron pin at the westernmost corner of property conveyed to Sue T. Viaches by deed of record in Book 3254, page 286, Register's Office for said County; thence along the Viaches southwesterly line, south 24° 30' east 560 feet, more or less, to a point in the center of a branch; thence along the center of said branch, south 18° 06' west 115 feet to a point; thence north 46° west 655 feet, more or less, to the southeasterly margin of Cantarutti Road; thence along the margin of said road in a northeasterly direction, a distance of 91 feet along a curve having a radius of 263 feet; thene, continuing with the margin of said road, north 65° 30' east 244 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Howard B. Moore and wife, Margie M. Moore, by deed from Reau E. Folk, Jr., Trustee, of record in Book 3285, page 103, said Register's Office.

This conveyance is made subject to easements of record in Book 785, page 433; Book 996, page 427; and Book 2740, page 207, 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 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, except for 1962 taxes, which have been prorated and assumed by the Grantees.

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.

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 28th day of June, 1962

Howard B. Moore

Margie M. 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 28th day of June, 1962

Reau E. Folk Jr.
Notary Public

My commission expires: 3-3-62

nw

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