K 3406

For and in Consideration of One Dollar to me in hand paid by J. M. Liggett Trustee, and other considerations hereinafter mentioned, I, H. G. Mooreland

have bargained and sold, and do hereby transfer and convey unto the said J. M. Liggett, Trustee, his successors and assigns, the following described real estate, situated in the Civil District of the County of ~~Williamson~~ Davidson and State of Tennessee, to wit:

Two tracts or parcels of land located in Davidson County, Tennessee, and described as follows:

TRACT NO. ONE: Land in Davidson County, Tennessee, being part of an unnumbered tract marked "W. T. Selley", on the Map of the W. T. Selley Lands, as of record in Book 1130, page 46, Register's Office for said County, and being known as Lots 1 and 2 on an unrecorded Map of part of said property made September 15, 1948, by Watkins and Murray. Surveyors, as follows:

Beginning at a point in the northerly margin of Booker Street in the west line of an alley shown on the plan of L. C. Thuss Addition, as of record in Book 547, page 102, said Register's Office; thence with the margin of said alley northerly 148 feet to a point; thence westerly 49 feet to a point, a corner of Lots 2 and 3; thence with the line between said lots, southerly 132.8 feet to a point in the north margin of Booker or West Street; thence with the margin of the same easterly 108.1 feet to the beginning.

Being the same property conveyed to Homer McEwen and wife, Ella Mai McEwen, by deed from James L. Bass, Trustee, of record in Book 2279, page 162, said Register's Office.

And being the same property conveyed to H. G. Mooreland by deed of Homer McEwen, et ux, as of record in Book 2284, page 495, Register's Office of Davidson County, Tennessee.

TRACT NO. TWO: Being Lot No. 44 on the Map of L. C. Thuss' Subdivision of part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 40 feet on the westerly side of Twenty-ninth Avenue, North, and runs back between parallel lines 150 feet, more or less, to an alley.

And being the same property conveyed by Hattie E. Thuss, a widow, to Lois Walker, by warranty deed dated January 27, 1938, as of record in Book 1077, page 58, Register's Office for Davidson County. Tennessee.

And being the same property conveyed to H. G. Mooreland, by deed of Lois Walker, a widow, of record in Book 2090, page 1, Register's Office for Davidson County, Tennessee

To have and to hold the said real estate unto the said J. M. Liggett, Trustee, his successors and assigns, forever.

And I covenant with the said J. M. Liggett, Trustee, that I am lawfully seized and possessed of said real estate, have good right to convey it, and that the same is unincumbered,

And I do further bind myself, my heirs and legal representatives, to warrant and forever defend the title to the above described property to the said J. M. Liggett, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

But this conveyance is made in trust for the following uses and purposes, and none other, to wit:

The said H. G. Mooreland is justly indebted to the holder or bearer of the note described below in the manner and amount following, to wit:

By one note of even date herewith in the amount of $15,000.00, payable to the order of BEARER and due on demand and bearing interest from date at the rate of 6% per annum, signed by me and negotiated for full value.

and this conveyance is made to secure the payment of said indebtedness.

And I do agree to keep all taxes on said property promptly paid as the same may become due; and I further agree to keep the improvements on said property insured against damage or loss by fire in some solvent fire insurance company, the amount of such insurance to be not less than $, and have the same properly transferred for benefit of the said Trustee and/or the holder of the note.

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