K 3430

626 Book [illegible]

For and in consideration of the sum of $ - - - - - TEN AND NO/100 - ($10.00) - - - - - - - - - - - - - - - DOLLARS and other good and valuable consideration in hand paid by John W. Hunt, Jr., and wife, Ruby G. Hunt, the receipt of which is hereby acknowledged, we, Nettie Louise Moss and Elsie Jean Moss, both single,

have bargained and sold, and by these presents do transfer and convey unto the said John W. Hunt, Jr., and wife, Ruby G. Hunt,

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. 20 on the Map of St. Bernard Place, as of record in Book 161, page 171, Register's Office for said County.

Said lot No. 20 fronts 50 feet on the northerly side of Blair Boulevard, formerly Long Avenue, and runs back between parallel lines 134.26 feet on the westerly line and 134.7 feet on the easterly line to an alley, on which it measures 50 feet.

Being the same real property conveyed to Nettie Louise Moss and Elsie Jean Moss, for the period of their joint lives, with remainder of the whole fee to the survivor of the two, by deed from T. H. Gatewood and wife, dated February 14, 1956, filed February 15, 1956, and recorded in Book 2492, page 399, 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 said John W. Hunt, Jr., and wife, Ruby G. Hunt, their heirs and assigns, forever.

And we do covenant with the said John W. Hunt, Jr., and wife, Ruby G. Hunt, 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, except taxes for 1962 which have been prorated and are hereby assumed by grantees, and restrictions and easements of record.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John W. Hunt, Jr., and wife, Ruby G. Hunt, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of August, 1962.

Nettie Louise Moss

Elsie Jean Moss

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Nettie Louise Moss and Elsie Jean Moss, 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 23rd day of August, 1962.

Commission expires Jan. 23, 1964

[illegible]
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of AUG A.D. 1962 at 12:15 o'clock P.M.
Noted in Book 1103 Page
Recording Fee 2.00
JAMES P. [illegible]
By [illegible]

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Warranty Deed
From
Nettie Louise Moss and
Elsie Jean Moss
To
John W. Hunt, Jr., and

23 17963

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