K 3458

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees William Ernest Milton and wife, Rosa James Milton, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust, executed by James C. Moody and wife, Roberta Q. Moody, to E. M. Haywood, Trustee, of record in Book 2315, page 1, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, James C. Moody and wife, Roberta Q. Moody have bargained and sold, and by these presents do transfer and convey unto the said William Ernest Milton and wife, Rosa James Milton 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. 43 on the Map of Leonte Subdivision, not of record and described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, in December, 1936, and March 1938, as follows:

Beginning at a point in the northerly margin of Draughon Avenue, 120 feet west of Leland Lane, formerly 10th Avenue, South at the common corner of Lots Nos. 42 and 43; thence with the line between said lots, northerly 181 feet 6 inches to the common corner of said lots and Lots Nos. 40 and 41; thence with the line between Lots Nos. 40 and 43, westerly 100 feet to the common corner of Lots Nos. 39, 40, 43 and 44; thence with the line between Lots Nos. 43 and 44, southerly 183 feet 6 inches to the northerly margin of Draughon Avenue; thence with the margin of same, easterly 100 feet to the point of beginning.

Being the same property conveyed to James C. Moody and wife, Roberta Q. Moody, by deed from G. F. Carvell and wife, Roberta F. Carvell, of record in Book 1178, page 577, 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 Ernest Milton and wife, Rosa James Milton their heirs and assigns, forever.

And we do covenant with the said William Ernest Milton and wife, Rosa James Milton 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 as hereinabove set out.

And we, James C. Moody and wife, Roberta Q. Moody do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Ernest Milton and wife, Rosa James Milton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of October 1962

James C. Moody

Roberta Q. Moody

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