K 3459

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 ——— TEN AND NO/100 ——— DOLLARS

Some Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged;

we, ROBERT S. MOON, AND WIFE, EUNICE B. MOON

have bargained and sold, and by these presents do transfer and convey unto the said KARL H. LUTZ AND WIFE, RUBY D. LUTZ

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 the Westerly 150 feet of Lot No. 27 on the map of Bransford Realty Company's Alta Loma Subdivision, of record in book 421, page 44, Register's Office for said County, described as follows:

Beginning at the Northwest corner of lot No. 25 on said plan; thence with the line between said Lots No's 25 and 27 eastwardly 150 feet; thence northwardly 476 feet to a point in the Southern boundry line of lot No. 29 on said plan; thence with the line between said lots No's 27 and 29 westwardly 150 feet to the southwest corner of said lot No. 29, said point being in the easterly margin of a 3 foot strip dedicated for public use; thence with the easterly margin of said strip southwardly 476 feet to the beginning.

Being the same property conveyed to Robert S. Moon, and wife, Eunice B. Moon, by Deed from Robert Eaton, Jr., and wife, Charlene Eaton, of record in book 2991, page 171, said Register's Office.

Included in the above description, but excluded from this conveyance is some 193 square feet beginning at the Northeast corner of Marita Ave and West Monticello Ave at the intersection of the right of way lines which has been given to the City of Goodlettsville in order to create an arc turn for this corner. Exact degree turns are listed with the city.

Further, the Tennessee Valley Authority right of way regulations are understood and accepted;

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KARL H. LUTZ AND WIFE, RUBY D. LUTZ [redacted] THEIR heirs and assigns, forever.

And WE do covenant with the said KARL H. LUTZ AND WIFE, RUBY D. LUTZ 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.

And we, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of October, 1962

Robert S. Moon — Eunice B. Moon

Robert S. Moon — Eunice B. Moon

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, H. N LANDLEY, a Notary Public in and for said County and State, the within named ROBERT S MOON AND EUNICE B MOON

the bargainors, 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 Goodlettsville, Tennessee, this 20 day of October, 1962

My Commission Expires Jan 29-1966 — H. N Landley — Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN

TENNESSEE TITLE COMPANY

G 3