K 3462

WARRANTY DEED

For and in consideration of the sum of ONE DOLLAR - ($1.00) - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by JEANNETTE A. NOEL, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned OSCAR F. NOEL, JR., has

~~has~~ does *bargained and sold, and by these presents* ~~has~~ *transfer and convey unto the said* Jeannette A. Noel, a two-thirds (2/3) undivided interest in and to her *heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* In the City of Nashville, and being Lot No. 1 in R.W. Bratton's Subdivision of Morelock Lot; being part of Lot 140 Original Town of Nashville, a plan of which is recorded in Book 547, page 80, R.O.D.C., Tenn., Said Lot No. 1 fronts 72-1/2 feet on the southerly side of Commerce Street, and extends back between parallel lines 46 feet to the easterly line and 45.45 feet on its westerly line to the northerly line of Mrs. Rosalina' Martin's Lot and measures 72-1/2 feet on its rear line.

A 1/3 undivided interest in the foregoing tract was inherited by Oscar F. Noel, Jr., from Oscar F. Noel, who died intestate on Feb. 23, 1945. A further 1/3 interest in the said property was conveyed to Oscar F. Noel, Jr. by Warranty Deed from Catherine Noel Anderson of record in Book 2647, page 604, R.O.D.C., Tenn. By Warranty Deed recorded in Book 2863, page 240, R.O.D.C., Tenn., Oscar F. Noel, Jr., conveyed a 1/6 interest to Hayes A. Noel. This 1/6 interest was conveyed by Hayes A. Noel to Oscar F. Noel, Jr., by Warranty Deed of record in Book 3281, page 627, R.O.D.C., Tenn. Afterward, Oscar F. Noel, Jr., by Warranty Deed of record in Book 3340, page 370, R.O.D.C., Tenn., transferred the property back to Hayes A. Noel. Again, by Warranty Deed from Hayes A. Noel, of record in Book 3374, page 385, R.O.D.C., Tenn., the said 1/6 interest was finally vested in Oscar F. Noel, Jr.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeannette A. Noel, her *heirs and assigns, forever.*

And I *do covenant with the said* Jeannette A. Noel *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except for deed of trust dated May 23, 1957 to S.H. Hunt, Trustee, of record in Book 2621, page 553, R.O.D.C., Tennessee.

And the undersigned Oscar F. Noel, Jr., *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jeannette A. Noel her *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand this* 18th *day of* October, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.* This conveyance shall be effective as of November 1, 1962.

Oscar F. Noel, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Catherine W. Clouse, *a Notary Public in and for said County and State,* Oscar F. Noel, Jr., *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 18th *day of* October, *19*62.

Catherine W. Clouse *Notary Public*

Commission expires Nov. 25, 1963

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