K 3462

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------$10.00----------

----------Ten and 00/100---------- DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Ernest J. Moench and wife, Anna S. Moench,

_____ have bargained and sold, and by these presents do transfer and convey unto the said William W. Dillon, III and wife, Ellen W. Dillon their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the Seventh Civil District of Davidson County, Tennessee, described according to a copy of a survey made by George W. Watkins, dated December 6, 1961, as follows:

BEGINNING at an iron pin at the southeasterly corner of the property conveyed to William W. Dillon, III and wife, Ellen W. Dillon, by deed of record in Book 2735, page 3, Register's Office for said County; thence due west 117.1 feet to a point; thence south 16° 45' east 10.1 feet to a point; thence scuth 6° east 104 feet to a point; thence south 3° 15' west 127 feet to a point; thence south 2° 15' west 112 feet to a point; thence south 4° 30' west 323 feet to a point; thence south 5° west 335 feet to a point; thence north 84° 45' east 25 feet to an iron pin; thence north 9° east 65 feet to an iron pin; thence north 8° 30' west 75 feet to a point; thence north 20° east 205 feet to a point; thence north 7° east 210 feet to a point; thence north 5° 30' west 192 feet to a point; thence north 13° 30' east 289 feet to the point of beginning.

Being a part of the same property conveyed to Ernest J. Moench and wife, Anna S. Moench, by deed from Royal Oaks Land Company, a Tennessee corporation, of record in Book 1916, page 109, 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 William W. Dillon, III and wife, Ellen W. Dillon their heirs and assigns, forever.

And we do covenant with the said William W. Dillon, III and wife, Ellen W. Dillon 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, Ernest J. Moench and wife, Anna S. Moench 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 W. Dillon, III and wife, Ellen W. Dillon, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of April, 1962

Ernest J. Moench

Anna S. Moench

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