K 3533

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ---------Ten Dollars ($10.00)---------- **DOLLARS**

cash in hand paid by THOMAS E. MORTON AND WIFE, LILLIE BELLE MORTON, and other good and valuable considerations receipt of which is hereby acknowledged.

We, Dowell O. Nolen and wife, Clara Nolen **have bargained and sold, and by these presents do transfer and convey unto the said** Thomas E. Morton and wife, Lillie Belle Morton,

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 part of the easterly 120 feet of Lot No. 10 on the Plan of Waverly Land Company's Addition, of record in Book 57, page 95, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Arthington Street or Avenue, now Benton, and runs back between parallel lines to an alley in the rear and measures 70 feet on said alley and is more particularly bounded and described as follows:

BEGINNING at a point on the north side of Arthington Avenue, now Benton, 100 feet easterly from 10th Avenue South, formerly Jowett Avenue, and runs easterly along the northerly margin of Arthington Avenue, now Benton, 50 feet to the southwest corner of the property conveyed by W. K. Lannom and wife to J. Bryon Wright; thence northerly along the westerly line of said lot, 219 feet more or less to a point on the south margin of an alley, which is 50 feet west from the northeast corner of Lot No. 10; thence westerly along said alley 70 feet more or less to a point, 100 feet easterly from the east margin of 10th Avenue South; thence southerly parallel with the easterly margin of 10th Avenue South 216 feet to the point of beginning.

Being the same property conveyed to DOWELL O. NOLEN AND WIFE, CLARA NOLEN, by deed from W. K. Lannom and wife, of record in Book [illegible], page [illegible], 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 Thomas E. Morton and wife, Lillie Belle Morton their, **heirs and assigns, forever.**

And we **do covenant with the said** Thomas E. Morton and wife, Lillie Belle Morton **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 stated.

And We, Dowell O. Nolen and wife, Clara Nolen **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Thomas E. Morton and wife, Lillie Belle Morton, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 12th **day of** April, 1953

Dowell O. Nolen

Clara Nolen

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