K 3534

WARRANTY DEED

For and in consideration of the sum of Seven Thousand and No/100 ---------- ---------- ($7,000.00) ---------- *DOLLARS*

cash in hand paid by F. L. Lynch, Jr. and wife, Thelma H. Lynch, the receipt of which is hereby acknowledged,

We, W. B. Mosley and Annie Mosley Stubblefield

have bargained and sold, and by these presents do transfer and convey unto the said F. L. Lynch, Jr. and wife, Thelma H. Lynch, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 10th Civil District of said County and State, situated in the Town of Goodlettsville, west of Main Street and west of B. F. Myers and Sons' business houses, described as follows:
Beginning at Roscoe's northeast corner, the west side of an alley in rear of block of buildings, and running westerly, with Roscoe's north boundary line, 114 feet, more or less, to Hardcastle's southeast corner in Roscoe's line; thence northerly, with Hardcastle's east boundary line, 113 feet to a stake; thence easterly 89 feet, more or less, to said alley which is a point, the north side of an old garage now located on property herein conveyed; thence southerly, with said alley, 118 feet, more or less, to the beginning.
Being the same real property conveyed to Rosie Mosley by deed from S. H. Wilhoite and wife, of record in book 1308, page 99, Register's Office for said County, the said Rosie Mosley having since died leaving her husband, W. B. Mosley, and Annie Mosley Stubblefield, as her only heir-at-law.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said F. L. Lynch, Jr. and wife, Thelma H. Lynch, their *heirs and assigns, forever.*

And we *do covenant with the said* F. L. Lynch, Jr. and wife, Thelma H. Lynch *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 for taxes for the year 1963 which are prorated and assumed by grantees.

And we, W. B. Mosley and Annie Mosley Stubblefield, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* F. L. Lynch, Jr. and wife, Thelma H. Lynch, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 10th *day of* April, *19*63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W B Mosley
Annie Mosley Stubblefield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, G.G. Garrett, Jr. *a Notary Public in and for said County and State,* W. B. Mosley and Annie Mosley Stubblefield,

the within named bargainor S, *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* 16 *day of* April *19*63.

G. G. GARRETT, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission expires 1-30-66

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