BK 3611

WARRANTY DEED

For and in consideration of the sum of Four thousand ($ 4,000.00) and no/100,..... ..... *DOLLARS*

cash in hand paid by Hendricks Fox and wife Gladys Qualls Fox, receipt whereof is hereby acknowledged,

We, Sybil N. Moore and husband, Lester L. Moore *have bargained and sold, and by these presents do transfer and convey unto the said* Hendricks Fox and wife Gladys Qualls Fox, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 23 and 27, 1961, revised July 27, 1961, as follows: Beginning at a point in the northwesterly margin of Lakeview Drive at the east corner of the property conveyed to George DeVardes and wife by deed from Fred Webb Jackson and wife, of record in book 3256, page 566, Register's Office for said County; thence with said DeVardes' northeasterly line, north 34° west 470 feet to a point; thence north 56° east 320 feet to the west corner of a 2.82 acre tract as shown on said survey; thence with the southwesterly line of said 2.82 acre tract, south 34° east 470 feet to the northwesterly margin of said Drive; thence with the northwesterly margin of said Drive, south 56° west 320 feet to the beginning, containing 3.45 acres. This tract is unimproved, being the same real property conveyed to Lester L. Moore and wife, Sybil N. Moore, by deed from Fred Webb Jackson and wife, dated September 14, 1961, filed September 19, 1961, and recorded in book 3281, page 252, Register's Office for said County, and the said Lester L. Moore conveyed his interest in said property to Sybil N. Moore, by deed dated November 10, 1962, filed November 16, 1962, and recorded in book 3462, page 399, 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 Hendricks Fox and wife Gladys Qualls Fox, their *heirs and assigns, forever.*

And we *do covenant with the said* Hendricks Fox and wife Gladys Qualls Fox *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 1963 which are assumed by grantees, and restrictions of record.

And ~~we, Sybil N. Moore and husband Lester L. Moore~~ *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hendricks Fox and wife Gladys Qualls Fox, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands* this 25th *day of* July, 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.*

Sybil N. Moore

Lester L. Moore

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Irene Grimes, *a Notary Public in and for said County and State,* Sybil N. Moore and husband Lester L. Moore

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 Nashville, *Tennessee, this* 25th *day of* July, 19 63.

Irene Grimes *Notary Public*

Commission expires July 20, 1965

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