BK 3643

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WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - ($10.00) - - *DOLLARS* cash in hand paid by JOSEPH S. MOORE, JR. AND WIFE, JIMMIE D. MOORE, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

We, BOBBY RICHARD EVILCIZER AND WIFE, NELLIE SUE EVILCIZER, *have bargained and sold, and by these presents do transfer and convey unto the said* JOSEPH S. MOORE, JR. AND WIFE, JIMMIE D. MOORE, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 16, 1958, as follows:

BEGINNING on the northerly margin of Otay Street at the southwest corner of the property conveyed to Earl E. Scudder and wife, by deed from James A. McDowell and wife, of record in Book 2794, page 9, Register's Office for said County; thence with the northerly margin of said Street north 86° 30' west 87.5 feet to an iron pin; thence north 2° 35' east 135 feet to a stake; thence south 86° 30' east 87.5 feet to said Scudder's northwest corner; thence with said Scudder's western boundary line southwardly 135 feet to the beginning.

BEING the same real property conveyed to BOBBY RICHARD EVILCIZER AND WIFE, NELLIE SUE EVILCIZER, by deed from James A. McDowell and wife, dated September 26, 1958, filed October 1, 1958, and recorded in Book 2806, page 569, said Register's Office.

Subject property is improved with a one family residence and is known as 1307 Otay Street, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOSEPH S. MOORE, JR. AND WIFE, JIMMIE D. MOORE, their *heirs and assigns, forever.*

And we *do covenant with the said* JOSEPH S. MOORE, JR. AND WIFE, JIMMIE D. MOORE, *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 BOBBY RICHARD EVILCIZER AND WIFE, NELLIE SUE EVILCIZER, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JOSEPH S. MOORE, JR. AND WIFE, JIMMIE D. MOORE, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 18th *day of* October, 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.*

Bobby Richard Evilcizer
(Bobby Richard Evilcizer)

Nellie Sue Evilcizer
(Nellie Sue Evilcizer)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* BOBBY RICHARD EVILCIZER AND WIFE, NELLIE SUE EVILCIZER

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, Davidson County, *Tennessee, this* [illegible] *day of* October, 19 63.

Anne Abernathy
Notary Public

My commission expires October 25, 1965

ANNE ABERNATHY NOTARY PUBLIC DAVIDSON CO.

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