## WARRANTY DEED

*For and in consideration of the sum of* TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -($10.00) - **DOLLARS** cash in hand paid by EWIN WESLEY ALBERT AND WIFE, JEAN BRAKE ALBERT, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

We, FRED M. MOSS AND WIFE, ANITA D. MOSS, *have bargained and sold, and by these presents do transfer and convey unto the said* EWIN WESLEY ALBERT AND WIFE, JEAN BRAKE ALBERT, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of United Electric Railway Company's Addition, of record in Book 161, page 8, Register's Office for said County.

SAID Lot fronts 50 feet on the north side of Electric Avenue and runs back between parallel lines, along the east margin of South 19th Street, 150 feet to an alley.

Subject property is improved with a one family residence and is known as 1901 Electric Avenue, Nashville, Tennessee.

BEING the same property conveyed to FRED M. MOSS AND WIFE, ANITA D. MOSS, by deed from D. J. Moore and wife, Hazel Marie Moore, of record in Book 2743, page 619, Register's Office for said County.

*To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* EWIN WESLEY ALBERT AND WIFE, JEAN BRAKE ALBERT, their *heirs and assigns, forever.*

*And* we *do covenant with the said* EWIN WESLEY ALBERT AND WIFE, JEAN BRAKE ALBERT, *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 by taxes for the year 1964, which have been prorated and adjusted and are hereby assumed by the grantee.

*And* we, FRED M. MOSS AND WIFE, ANITA D. MOSS, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* EWIN WESLEY ALBERT AND WIFE, JEAN BRAKE ALBERT, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

*Witness* our *hand* s *this* 21st *day of* February, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fred M. Moss
(Fred M. Moss)

Anita D. Moss
(Anita D. Moss)

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Anne Abernathy, *a Notary Public in and for said County and State,* FRED M. MOSS AND WIFE, ANITA D. MOSS, *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* 21st *day of* February, *19* 64.

ANNE ABERNATHY NOTARY PUBLIC DAVIDSON CO.

Anne Abernathy *Notary Public*

*Commission expires* October 25, 1965