K 3764

For and in consideration of the sum of Ten and no/100 ----------($10.00) ---------- ---------- *DOLLARS*

cash in hand paid by C. E. Francis and wife, Fannie J. Francis, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Eunice H. Moody, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said C. E. Francis and wife, Fannie J. Francis, their

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

Being Lot No. 105 on the Map of Subdivision of the W. P. Wilson Tract, West Nashville, as of record in book 332, page 161, Register's Office for said County. Said Lot No. 105 fronts 50 feet on the westerly side of 35th Avenue North, formerly Remy Street, and runs back between parallel lines, 130 feet to an alley. Being the same real property conveyed to Robt. E. Moody and wife, Eunice H. Moody, by deed from Home Owners Loan Corporation, of record in book 1084, page 280, said Register's Office, the said Robt. E. Moody having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. E. Francis and wife, Fannie J. Francis, their *heirs and assigns, forever.*

And I *do covenant with the said* C. E. Francis and wife, Fannie J. Francis, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except taxes for 1964 which are prorated and assumed by the grantees.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* C. E. Francis and wife, Fannie J. Francis, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand* this 19th *day of* May, *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.*

Eunice H Moody

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Eunice H. Moody, a widow,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* [illegible] *day of* May *19* 64.

NOTARY PUBLIC DAVIDSON CO. TENN.

My commission expires July 27 1967

[illegible] *Notary Public*

31579

WARRANTY DEED

FROM Eunice H. Moody

TO C. E. Francis et ux.

DOCUMENTARY

PAID

UNITED STATES INTERNAL REVENUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Received for record May 21 A.D. 1964 at 2:18 o'clock P.M.
Noted in Book 10 Page 42
Recording Fee $2.00
Billy Nilliams, Register
By [illegible] Deputy Reg.

GOLLE

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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