49098 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1148

For and in consideration of the sum of THREE THOUSAND ($3,000.00) AND NO/100 DOLLARS, CASH IN HAND PAID BY B. K. HIBBETT, JR., THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, SARAH LEFKOVITS, A WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID B. K. HIBBETT, JR., HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PART OF LOTS NOS. 1 AND 2 ON THE FIRST PLAN OF DAVIDSON ACADEMY LOTS, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF THIRD AVENUE SOUTH, FORMERLY COLLEGE STREET, AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO BEESLEY FURNITURE COMPANY BY DEED FROM BRIDGET ELOISE BYRD ZUMER AND HUSBAND, OF RECORD IN BOOK 1018, PAGE 17, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID AVENUE SOUTHWARDLY 40 FEET 9 INCHES, MORE OR LESS, TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO ENGLERT ENGINEERING COMPANY BY DEED FROM THE AMERICAN TRUST COMPANY OF RECORD IN BOOK 598, PAGE 57, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY LINE OF THE ENGLERT ENGINEERING COMPANY'S PROPERTY EASTWARDLY 108 FEET, MORE OR LESS, TO A POINT HALF WAY TO SECOND AVENUE SOUTH, BEING THE NORTHEAST CORNER OF SAID ENGLERT ENGINEERING COMPANY'S PROPERTY; THENCE NORTHWARDLY 41 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF BEESLEY FURNITURE COMPANY'S PROPERTY; THENCE WITH SAID LINE WESTWARDLY 108 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SARAH LEFKOVITS BY DEED FROM H. M. WADDLE AND WIFE OF RECORD IN BOOK 670, PAGE 415, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENT FOR SUPPORT OF PARTY WALLS ON THE NORTH AND SOUTH SIDES OF THE PREMISES IN QUESTION AS SET OUT IN BOOK 317, PAGE 172; BOOK 379, PAGE 363; AND BOOK 1018, PAGE 17, REGISTER'S OFFICE FOR SAID COUNTY.

TAXES FOR THE YEAR 1940 TO BE PRO-RATED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said B. K. HIBBETT, JR. HIS, heirs and assigns, forever, and I do covenant with the said B. K. HIBBETT, JR. that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, EXCEPT FOR TAXES FOR 1940, WHICH HAVE BEEN PRORATED AND ARE ASSUMED BY PURCHASER, AND AN EASEMENT FOR SUPPORT OF PARTY WALLS, AS MENTIONED HEREINABOVE.

And I do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said B. K. HIBBETT, JR., HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 20TH day of MAY 21, 1940

MRS. SARAH LEFKOVITS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, STANLEY CORTNER, a Notary Public in and for said County and State, the within-named SARAH LEFKOVITS, A WIDOW,

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

And X wife of the said X, having appeared before me privately and apart from husband, the said X acknowledged the execution of the said instrument to have been done by X freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of MAY, 1940.

Commission Expires 19 day of OCT., 1942 (Seal.) STANLEY CORTNER, Notary Public.

U.S.R.S. $3.00
RECEIVED MAY 22, 1940, AT 2:15 P.M.