1516

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Dollars ($5.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, including the execution, simultaneously with the execution of this deed, of a lease of a portion of the basement of the property herein conveyed by the vendee to the vendor herein; MAXWELL HOUSE COMPANY, a Tennessee corporation has bargained and sold, and by these presents does transfer and convey unto GERALD AVERBUCH and SIDNEY AVERBUCH, as tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, known as 217 Fourth Avenue, North, being part of Lot No. 65 on the Original Plan of the Town of Nashville, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, August 4th, 1947, as follows:

Beginning on the westerly margin of Fourth Avenue North at the Southeast corner of property conveyed to Lillian W. Gilbert by deed from Ella Banks Bennie, et al., of record in Book 1011, page 570, Register's Office for said County; thence with Gilbert's south line, westwardly 172 feet 4⅛ inches to the easterly margin of an alley; thence with the easterly margin of said alley southwardly 28 feet 9¼ inches; thence eastwardly 172 feet 5-3/4 inches to the westerly margin of Fourth Avenue, North; thence with the westerly margin of said Avenue northwardly 28 feet 9 inches to the point of beginning.

Being part of the property conveyed to Maxwell House Company by deed from A. H. Robinson, et al. of record in Book 207, page 84, said Register's Office.

445