K 1635



WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $10,625.00

Ten Thousand Six Hundred Twenty Five and No/100 - - - - - - - - - - - - - - DOLLARS

of which $2,525.00 has been paid in cash, by John G. Herzfeld and wife, Elsa M. Herzfeld, the receipt of which is hereby acknowledged, and for the balance, namely $8,100.00 the purchasers, hereby assume and agree to pay the unpaid balance of the mortgage executed by E. & M. Homes, Inc., to Herschel Greer, Trustee, of record in Book 1623, Page 493, Register's Office, Davidson County, Tennessee.

E. & M. Homes, Inc., a Tennessee Corporation, with its principal office and place of business at Nashville, Tennessee

has ~~bargained~~ and sold, and by these presents do/es transfer and convey unto the said JOHN G. HERZFELD AND WIFE, ELSA M. HERZFELD

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

Being Lot No. 39 of Block "D" on the Map of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for said County, and described as follows: Beginning at a point in the easterly margin of Woodmont Lane, the common corner of Lots Nos. 39 and 40; thence with the line between said lots, and with the line between Lots Nos. 39 and 41, 153.4 feet, and continuing easterly with the line between Lots 39 and 1, 59.9 feet to a point at the common corner of Lots Nos. 1, 2 and 39; thence with the line between Lots 2 and 39, southeasterly 22 feet to the common corner of Lots Nos. 39 and 38; thence with the line between said lots, southwesterly 186.4 feet to the easterly margin of Woodmont Lane; thence with the margin of said Lane northerly 111.5 feet to the point of beginning.
Being part of the property conveyed to E. & M. Homes, Inc., by deed from M. H. Barker and wife, of record in Book 1561, page 57, said Register's Office.

This conveyance is made subject to Restrictions in Book 1049, Page 546, and in Book 1153, page 230; and, the plan in Book 1130, page 13, which shows a 40-feet set-back line from Woodmont Lane and a 10-foot easement along the rear and northerly line of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN G. HERZFELD AND WIFE, ELSA M. HERZFELD their heirs and assigns, forever.

And it do/es covenant with the said JOHN G. HERZFELD AND WIFE, ELSA M. HERZFELD that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as appears of record.

And E. & M. HOMES, INC., do/es further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said JOHN G. HERZFELD AND WIFE, ELSA M. HERZFELD their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF E. & M. HOMES, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 14th day of August 1948.

ATTEST:

Albert G. Morris, Secretary

E. & M. HOMES, INC.

By E. S. Evans, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 194__.

Commission expires _____

Notary Public

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