K 1643

WARRANTY DEED

For and in consideration of the sum of ~~Twelve Hundred and Fifty ($1,250.00)~~ and no/100 ---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, I, Estelle E. Friedman, as her sole and separate estate

have bargained and sold, and by these presents do transfer and convey unto the said Martin Glezer his 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, being the north 100 feet of Lot No. 190 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County, and being shown on a map of a Re-subdivision of part of Royal Oaks, of record in Book 974 pages 4 and 5, said Register's Office.

Said part of said lot fronts 100 feet on the westerly side of Lynwood Boulevard and runs back 284 feet on the northerly line and 286.5 feet more or less on the southerly line, to the easterly line of Lot No. 191-C on which it measures 100 feet. Being part of the property conveyed to Estelle E. Friedman by deed from Royal Oaks Land Company, of record in Book 1217, page 438, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Martin Glezer his heirs and assigns, forever.

And I do covenant with the said Martin Glezer 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 for current taxes which are pro-rated this date and assumed by the grantee.

And I, Estelle E. Friedman, as her sole and separate estate, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Martin Glezer his, heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st day of September, 1948.

Estelle E. Friedman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lois Smithson, a Notary Public in and for said County and State, the within named Estelle E. Friedman, the 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 office, this 1st day of September, 1948.

Commission expires July 3, 1949

Lois Smithson
Notary Public

LOIS SMITHSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EMPIRE P. & P. CO.

G 283