1852

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ----------$10.00---------- DOLLARS

----------TEN AND NO/100----------

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

MARTIN CONSTRUCTION COMPANY, A PARTNERSHIP COMPOSED OF JOE ZEITLIN AND MARTIN ZEITLIN

HAS ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said RUFUS LAFAYETTE BUCHANAN AND WIFE, MILDRED H. BUCHANAN

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

LAND NEAR NASHVILLE, IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHWESTERLY PART OF LOT NO. 1 ON THE MAP OF ABRAHAM'S SUBDIVISION OF LOT NO. 22 OF BLOCK "L", WHITLAND REALTY COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHWEST INTERSECTION OF ROLLAND ROAD AND WILSON BOULEVARD; THENCE WITH THE EASTERLY MARGIN OF WILSON BOULEVARD, SOUTHERLY 133 FEET TO A POINT; THENCE EASTERLY 162.4 FEET TO A POINT IN THE LINE BETWEEN LOTS 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHERLY 94 FEET 4 INCHES TO THE SOUTHERLY MARGIN OF ROLLAND ROAD; THENCE WITH THE MARGIN OF SAID ROAD WESTERLY, AS MEASURED ALONG THE MARGIN OF SAID ROAD, 200 FEET TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO MARTIN CONSTRUCTION COMPANY, A PARTNERSHIP COMPOSED OF JOE ZEITLIN AND MARTIN ZEITLIN, BY DEED FROM FANNYE ABRAHAMS, A WIDOW, OF RECORD IN BOOK 1787, PAGE 133, AS CORRECTED BY INSTRUMENT OF RECORD IN BOOK 1815, PAGE 109, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS AND EASEMENTS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RUFUS LAFAYETTE BUCHANAN AND WIFE, MILDRED H. BUCHANAN THEIR heirs and assigns, forever.

And MARTIN CONSTRUCTION COMPANY / DOES ~~xxx~~ covenant with the said RUFUS LAFAYETTE BUCHANAN AND WIFE, MILDRED H. BUCHANAN 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.

And MARTIN CONSTRUCTION COMPANY, DOES ~~xxx~~ further covenant and bind ITSELF, ITS / ~~xxxx~~ SUCCESSORS and representatives, to warrant and forever defend the title to the said land to the said RUFUS LAFAYETTE BUCHANAN AND WIFE, MILDRED H. BUCHANAN, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness MY hand ~~xxx~~ this 16 day of JUNE, 19 50.

Martin Const Co

Martin Zeitlin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James R. Praigen Jr., a Notary Public in and for said County and State, the within named MARTIN ZEITLIN, PARTNER IN THE MARTIN CONSTRUCTION COMPANY

the bargainor, ~~xx~~ with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 16 day of JUNE, 19 50.

Commission expires Jan 3, 1954

James R. Praigen Jr.
Notary Public

113