BK 1942

WARRANTY DEED

For and in consideration of the sum of -

EIGHT THOUSAND FIVE HUNDRED AND NO/100ths - - - - - - - - - - - - - - - - - - **DOLLARS**

Cash in hand paid by A. C. Oakley and wife, Ethel Oakley, the receipt of which is hereby acknowledged,

I, B. Levitan

have bargained and sold, and by these presents do transfer and convey unto the said A. C. Oakley and wife, Ethel Oakley,

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

Land in the 5th Ward of the City of Nashville and more particularly described according to a survey made by W. W. Turner Company, Engineers, February 13, 1951, as follows:

Beginning at a point on the southerly margin of Charlotte Pike, said point being 199.9 feet west of the westerly boundary of 53rd Avenue North; thence in a westerly direction along the southerly margin of Charlotte Pike 100 feet to an iron pin; thence in a southerly direction 246 feet to an iron pin; thence in an easterly direction 59.5 feet to an iron pin; thence in a northerly direction 96.9 feet to an iron pin; thence in a northerly direction 173.5 feet to the southerly margin of Charlotte Pike, the point of beginning, containing 0.5 acres more or less.

Being part of the property conveyed to B. Levitan and wife, Fannie Levitan, by deed from F. P. Lovell and wife, and C. C. Vernon and wife, of record in Book 586, page 64, R. O. D. C., Tennessee, the said Fannie Levitan having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. C. Oakley and wife, Ethel Oakley, their heirs and assigns, forever.

And I do covenant with the said A. C. Oakley and wife, Ethel Oakley 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.

And I, B. Levitan do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said A. C. Oakley and wife, Ethel Oakley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 24 day of February, 1951.

B. Levitan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. D. Williams, a Notary Public in and for said County and State, the within named B. Levitan

the bargainor, 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 office, this 24 day of February, 1951.

Commission expires 8-15-52

J. D. Williams
Notary Public

FOSTER & PARKES CO., NASHVILLE

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