K 2026

For and in consideration of the sum of TWO THOUSAND SIX HUNDRED FIFTY - - - - - - - - - - - - -($2,650.00) - - - - - - - - - - DOLLARS

paid in cash by Eva R. Garfinkle, the receipt of which is acknowledged, we, Kenneth Brake and wife, Nelle Clark Brake, have bargained and sold, and by these presents do transfer and convey unto the said Eva R. Garfinkle, and her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly part of lot No. 4 on the plan of the subdivision of part of Lot No. 130, Barrow Grove, as of record in Book 84, page 249, R. O. D. C. Tennessee, described as follows:

Beginning at the southwest corner of Lea Avenue, formerly South Union Street, and an alley, being the northeast corner of said lot No. 4; thence with the southerly margin of said Avenue, westerly 37 feet 4 inches, more or less, to the north - east corner of a part of said lot conveyed by Overton to Rebecca G. Lindsley; thence with her easterly line, southerly 61 feet 5 inches, more or less, to the south line of said lot; thence with said line, easterly 49¼ feet, more or less, to the westerly margin of said alley; thence with the westerly margin of said alley, northerly 44 feet 2 inches to the beginning, and being the same property conveyed to Kenneth Brake, et ux by deed of record in Book 1488, page 623, R. O. D. C. Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eva R. Garfinkle, and her heirs and assigns, forever.

And we do covenant with the said Eva R. Garfinkle that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for taxes for 1951, which are assumed by the conveyee herein.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Eva R. Garfinkle, and her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of February, 1951.

Kenneth Brake
Nelle Clark Brake

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E. Lynch, a Notary Public in and for said County and State, the within named Kenneth Brake and wife, Nelle Clark Brake, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of February, 1951

Commission expires 10/17/1954.

E. Lynch
Notary Public

Fee Not Paid 11/8/51

WARRANTY DEED

52538 FROM Kenneth Brake, et ux

TO Eva R. Garfinkle

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 NOV 1951
at 3:20 o'clock P.M.
Noted in Book 2566 Page 561
Recording fee $2.00
JAMES P. WILSON, Register
By Mrs. Finley

Title Co

Form 103-A

G 581