K 2147

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

Ten and no/100 ----------DOLLARS

cash in hand paid by Marvin Lipschutz and Morris Lipschutz, and other good, valuable, and sufficient consideration, the receipt of all of which is by us acknowledged,

we, John L. Smith and wife, Evelyn Smith have bargained and sold, and by these presents do transfer and convey unto the said Marvin Lipschutz and Morris Lipschutz, a one half undivided interest each their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the northerly part of Lot No. 28 and the southerly part of Lot No. 29, on the Plan of Isaac Paul's Elysian Grove, as of record in Plan Book 1, page 134, Chancery Court at Nashville, described as follows:

Beginning on the easterly margin of Third Avenue South, at J. B. Perry's southwest corner; thence with the easterly margin of said Avenue, south 30 feet, more or less, to Mrs. Mollie White's northwest corner; thence with her north line, easterly 132 feet to the westerly margin of an alley; thence with the westerly margin of said alley northerly 37 feet to said Perry's southeast corner; thence with his southerly line westerly 132 feet, more or less, to the point of beginning, the above description being according to a copy of a survey thereof made May 11, 1934, by Erle Drake, County Surveyor.

Being the same property conveyed to John L. Smith and wife, Evelyn Smith, by deed from Nannie T. Rhea et al, of record in Book 1390, page 326, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marvin Lipschutz and Morris Lipschutz, a one half undivided interest each, their heirs and assigns, forever.

And we do covenant with the said Marvin Lipschutz and Morris Lipschutz 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 current taxes which are pro-rated this date and assumed by the grantees herein. And we, John L. Smith and wife, Evelyn Smith do further covenant and bin ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marvin Lipschutz and Morris Lipschutz their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of June, 19 53

John L. Smith

Evelyn Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Morris Levine, a Notary Public in and for said County and State, the within named John L. Smith and wife, Evelyn Smith

the bargainor s, 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 Nashville, Tennessee, this 1st day of June, 19 53

Commission expires July 6, 1954

Morris Levine
Notary Public

100686

WARRANTY DEED

FROM
John L. Smith and wife,
Evelyn Smith

TO
Marvin Lipschutz and
Marvin Lipschutz

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JUN 2 1953
at 3:27 o'clock P.M. on the 20th day of JUN 1953
Noted in Book 3177 page 317
Recording fee $2.00
JAMES P. WILSON, Register
By Mae Smith Dpt. R.O.

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