K 2195

For and in consideration of the sum of ($300.00)

. . . . . Three Hundred & 00/100 . . . . . DOLLARS

Cash in hand paid by Mrs. Carrie B. Brown, the receipt of which is hereby acknowledged,

I, Hazel H. Loventhal, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Carrie B. Brown,

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

Being Lots 3, 4 and 5 of Block No. 8 on the Map of Edenwold Center Subdivision, as of record in Book 421, page 128, Register's Office for said County.

Said Lots Nos. 3, 4 and 5 front 25 feet each on the southerly side of a County Road, running between said property and the Louisville & Nashville Railroad and run back between parallel lines 100 feet, more or less, to an alley.

Premises were devised to Hazel H. Loventhal by Will of Doris S. Loventhal of record in Will Book 64, page 452, County Court for said County.

Property is sold subject to the Rights the Louisville & Nashville Railroad or any other railroad may have to a right-of-way over the premises as set out in deeds of record in Book 508, page 588 and Book 612, page 548, Register's Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Carrie B. Brown, her heirs and assigns, forever.

And I do covenant with the said Mrs. Carrie B. Brown 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 with exception of State & County taxes for year 1953 which have been adjusted between grantor and grantee from date of this instrument, and grantee hereby assumes and agrees to pay same when due and payable

And I, Hazel H. Loventhal, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Carrie B. Brown her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15th day of August, 1953

Hazel H. Loventhal

STATE OF TENNESSEE
Davidson County

Personally appeared before me, CALLIE YARBROUGH, a Notary Public in and for said County and State, the within named Hazel H. Loventhal, a widow, 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 15th day of August, 1953.

Callie Yarbrough
Notary Public

My Commission Expires OCT. 5, 1954

108854

WARRANTY DEED

FROM Mrs. Hazel H. Loventhal

TO Mrs. Carrie B. Brown

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record AUG 31 1953
at 12:15 o'clock P.M.
Noted in Book 80 Page
Recording Fee $2.00
JAMES P. WILSON, Register
By C. McGinley D.R.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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