K 2279

approved May 18-1954
A. D. Perry

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 55,000.00 (FIFTY-FIVE THOUSAND DOLLARS) cash in hand paid, by ARCADE COMPANY, INC., receipt of which is hereby ~~DOLLARS~~ acknowledged, we, SINCLAIR BUNTIN and VIRGINIA N. BUNTIN, his wife, and WILLIAM A. BUNTIN and DOROTHY M. BUNTIN, his wife,

have bargained and sold, and by these presents do transfer and convey unto the said ARCADE COMPANY, INC., a corporation under the laws of Tennessee, it successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: An undivided one-half interest in the following land in Davidson County, Tennessee, being part of lot No. 64 on the original Plan of the Town of Nashville, not of record, described according to a survey made April 30, 1954, by Z. J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Overton Alley, at the southwest corner of the property conveyed to John Woodard by deed from Thomas D. Creighead, Executor, et al of record in book 175, page 376, Register's Office for said County; thence with the southerly line of said property, the south face of a wall, eastwardly 94.2 feet to the west face of the rear wall or west wall of the building of Weinstein & Son, known as 237 Fourth Avenue North; thence with the west face of said wall, southwardly 20.4 feet to the northerly line of the property conveyed to The Arcade Company, Inc., by deed from Mary J. Carter, et al, of record in book 273, page 294, said Register's Office; thence with the northerly line of said property, westwardly 94.2 feet to the easterly margin of Overton Alley; thence with said alley, northwardly 20.4 feet to the beginning.

All taxes for 1954 to be pro-rated as of April 1, 1954.

This being the same property conveyed to Sinclair Buntin and William A. Buntin by Mrs. Elizabeth Sinclair Buntin by deed dated March 12, 1954, filed April 5, 1954, and recorded in book 2273, page 375, Register's Office for Davidson County, 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 ARCADE COMPANY, INC. its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said ARCADE COMPANY, INC. 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.

And we, SINCLAIR BUNTIN and VIRGINIA N. BUNTIN, his wife, and WILLIAM A. BUNTIN and DOROTHY M. BUNTIN, his wife, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ARCADE COMPANY, INC., its successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13 day of May, 19 54.

Sinclair Buntin
Virginia N. Buntin
William A. Buntin
Dorothy M. Buntin

STATE OF TENNESSEE
~~Davidson~~ Dade County

Personally appeared before me, William A. Buntin, a Notary Public in and for said County and State, the within named William A. Buntin and wife Virginia N. Buntin

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 Miami, ~~Tennessee~~, this 13 day of May 19 54

Commission expires [illegible]

Notary Public, State of Florida at Large

Sinclair Buntin
Notary Public

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