K 2337

WARRANTY DEED. R. E. FOLK, JR., FORM NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN AND ~~NO~~ DOLLARS ($10.00),

and other valuable considerations paid by William Ginsberg and wife, Evelyn Ginsberg, the receipt of all of which is hereby acknowledged,

[redacted]

ALICE E. BRECKENRIDGE, joined by her husband, JAMES M. BRECKENRIDGE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM GINSBERG and wife, EVELYN GINSBERG,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Victoria Place, of record in Book 332, page 10, and also shown of record in Book 547, page 90, Register's Office for said County.

Said Lot No. 4 fronts 75.7 feet, more or less, on the easterly side of Belmont Boulevard and extends back eastwardly with the southerly margin of Dallas Avenue, between parallel lines, 160 feet, more or less, to a 12-foot alley.

Being the same property conveyed to Alice E. Breckenridge by two deeds: one from R. A. Henry and wife, of record in Book 741, page 78; and the other from James M. Breckenridge, of record in Book 882, page 479, said Register's Office.

The above property is conveyed subject to any easement rights in a 15-foot alley running north and south through the premises, as shown on a plan of record in Book 547, page 90, said Register's Office; any zoning regulations; and subject to the existing leases, all the grantors' rights in which are hereby transferred to the grantees herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 3rd day of January, 195 5

Alice E. Breckenridge
James M. Breckenridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Evelyn K. Lamb, a Notary Public in and for the State and County aforesaid, personally appeared the within named Alice E. Breckenridge and husband, James M. Breckenridge,

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, the 3rd day of January, 195 5

Evelyn K. Lamb
Notary Public

My commission expires: 7-22-57

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