K 2343

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

We, Dan Zeitlin and Harry Zeitlin,

have bargained and sold, and by these presents do transfer and convey unto the said Johnnie R. Sneed and wife, Vergie Bee Sneed, their

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

Being Lot No. 313 on the Map of Cloverhill, Section No. VII, as of record in Book 2133, page 92, Register's Office for said County, and described as follows:
Beginning at a point in the northerly margin of Bealwood Drive at the corner of Lots 312 and 313; thence with the line between said lots, northerly 114 feet to a corner of Lots 313; thence with the line between Lots 314 and 313, westerly 114.7 feet to the east margin of Bealwood Drive; thence with the margin of the same southerly 126.72 feet to the beginning of a curve; thence around said curve southeasterly 31.42 feet to the north margin of Bealwood Drive; thence with the margin of the same easterly 100 feet to the point of beginning.
Being part of the property conveyed to Dan Zeitlin and Harry Zeitlin, by deed of J. M. Charney and R. H. Richardson, of record in Book 2247, page 64, Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2247, Page 202, which are made applicable to the land in question by the instrument of record in Book 2247, page 64, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnnie R. Sneed and wife, Vergie Bee Sneed, their heirs and assigns, forever.

And we do covenant with the said Johnnie R. Sneed and wife, Vergie Bee Sneed 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 by 1970 taxes, which the grantees herein assume and agree to pay.
And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 21st day of February, 1970

Harry Zeitlin

Dan Zeitlin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy Justine Hicks, a Notary Public in and for said County and State, the within named Dan Zeitlin and Harry Zeitlin, the bargainor, 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 21st day of February, 1970

Commission expires July 11th, 1976.

Nancy Justine Hicks
Notary Public

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record FEB 23 1970 at 11:29 o'clock A.M.
and recorded in Book 4373 Page 477
REGISTER'S OFFICE

WARRANTY DEED
FROM
TO

4731

PG 530