K 2397

WARRANTY DEED

For and in consideration of the sum of Thirteen Thousand Five Hundred and No/100 ---------

----------($13,500.00)----------DOLLARS

Cash in hand paid by Bernice I. Cuvelier and husband, Charles J. Cuvelier, the receipt of which is hereby acknowledged, we,

Joe Zeitlin and Martin L. Zeitlin,
doing business as Martin Construction Company

_____ have bargained and sold, and by these presents do transfer and convey unto the said Bernice I. Cuvelier and husband, Charles J. Cuvelier

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

Land in Davidson County, Tennessee, being lot No. 81 on the Plan of Brentwood Hall, Section 4, as of record in book 2083, page 90, Register's Office for said County.
Said lot No. 81 fronts 101 feet on the southerly side of Hogan Road and extends back 164.4 feet on the westerly line and 161 feet on the easterly line to a dead line, measuring 101.2 feet thereon.
Being part of the property conveyed to Joe Zeitlin and Martin L. Zeitlin, partners, doing business as Martin Construction Company, by deed from Thomas M. Pritchett, et al, of record in book 2278, page 39, said Register's Office.

This conveyance is made subject to easement for public utility purposes, a 60 foot building setback line and conditions of owners certificate, as shown on plan in book 2083, page 90, Register's Office for Davidson County, Tennessee, and restrictive covenants of record in book 1788, page 143, in book 2198, page 3, and in book 2277, page 413, 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 Bernice I. Cuvelier and husband, Charles J. Cuvelier

their heirs and assigns, forever.

And we do covenant with the said Bernice I. Cuvelier and husband, Charles J. Cuvelier

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 1955 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Joe Zeitlin and Martin L. Zeitlin, doing business as Martin Construction Company do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bernice I. Cuvelier and husband, Charles J. Cuvelier, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of May, 19 55

MARTIN CONSTRUCTION COMPANY

By: Joe Zeitlin
Partner

By: Martin L. Zeitlin
Partner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named Joe Zeitlin and Martin L. Zeitlin, partners, d/b/a Martin Construction Company

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 office, this 4th day of May, 19 55

My Commission Expires July 6, 1955

O. G. Jones, Notary Public

NOTARY PUBLIC

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