K 2398

WARRANTY DEED

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

----------($13,950.00)----------DOLLARS

Cash in hand paid by Earl Douglas Biter and wife, Sarah H. Biter, 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 Earl Douglas Biter and wife, Sarah H. Biter

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. 117 on the Plan of Brentwood Hall, Section 5, as of record in Book 2133, page 127, Register's Office for said County.
Said lot No. 117 fronts 125 feet on the northerly side of Landon Drive and extends back 177 feet on the easterly line and 190.2 feet on the westerly line to a dead line, measuring 98 feet thereon.
Being part of the property conveyed to Joe Zeitlin and Martin L. Zeitlin, doing business as Martin Construction Company, by deed from Thomas M. Pritchett, et al, of record in book 2301, page 13, said Register's Office.

This conveyance is made subject to easement for public utility purposes, 60 foot building setback line and conditions of owner's certificate, as shown on plan in book 2133, page 127, Register's Office for Davidson County, Tennessee, and restrictive covenants of record in Book 1738, page 143, in book 2198, page 3, and in book 2299, page 551, 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 Earl Douglas Biter and wife, Sarah H. Biter

their heirs and assigns, forever.

And we do covenant with the said Earl Douglas Biter and wife, Sarah H. Biter

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, d/b/a 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 Earl Douglas Biter and wife, Sarah H. Biter

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of May, 1955

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, d/b/a Martin Construction Company

the bargainer, 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, 1955

My Commission Expires July 6, 1955

O. G. Jones
O. G. Jones, Notary Public

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