K 2400

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 5.00 -

FIVE AND NO/100 - **DOLLARS**

Cash in hand paid and other valuable consideration received, the receipt of which is hereby acknowledged,

We, Joe Zeitlin and Martin L. Zeitlin, partners, DBA Martin Construction Company **have bargained and sold, and by these presents do transfer and convey unto the said** John A. Laughbaum and wife, Glenna A. Laughbaum, 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. 109 on the Plan of Brentwood Hall, Section 5, as of record in book 2133, page 127, Register's Office for said County, described as follows:
Beginning on the southerly margin of Brentlawn Road at the corner of Lots Nos. 108 and 109; thence with the line between said two lots southwardly 127 feet to the corner of lots Nos. 108, 109 and 110; thence with the line between said lots Nos. 109 and 110 eastwardly 134.3 feet to the westerly margin of Rochelle Drive; thence with same northwardly 136.1 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northwestwardly 38 feet to the southerly margin of said Brentlawn Road; thence with same westwardly 118.6 feet to the beginning.
Being part of the property conveyed to Joe Zeitlin and Martin L. Zeitlin, partners, DBA Martin Construction Company by deed from Thomas M. Pritchett et al, of record in book 2339, page 249, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1788, page 143; Book 2192, page 3; and Book 2299, page 551, Register's Office for said County and said plan of record in Book 2133, page 127 said Register's Office, shows building set-back lines and utility easement, and conditions of owner's certificate. Taxes for 1955 have been pro-rated and are assumed by the grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John A. Laughbaum and wife, Glenna A. Laughbaum, their **heirs and assigns, forever.**

And We **do covenant with the said** John A. Laughbaum and wife, Glenna A. Laughbaum **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, Joe Zeitlin and Martin L. Zeitlin, partners, DBA 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** John A. Laughbaum and wife, Glenna A. Laughbaum, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 23 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, J. P. Stallworth, Jr., a Notary Public in and for said County and State, the within named Joe Zeitlin and Martin L. Zeitlin, Partners, DBA Martin Construction Company

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 23 day of May, 1955.

Commission expires February 13, 1957

J. P. Stallworth Jr.
Notary Public

P G 407