BK 2440

WARRANTY DEED

For and in consideration of the sum of Fourteen Thousand Fifty and No/100 - - - - - - - - - - ($14,050.00) - DOLLARS

Cash in hand paid by George Howard Austin and wife, Martha G. Austin, 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 George Howard Austin and wife, Martha G. Austin

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. 87 on the Plan of Brentwood Hall, Section 5, as of recordin book 2133, page 127, Register's Office for said County.

Said Lot No. 87 fronts 100 feet on the northerly side of Brentlawn Road and extends back 161.9 feet on the easterly line and 156.8 feet on the westerly line to a dead line, measuring 100.1 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 all restrictive covenants, easements, and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George Howard Austin and wife, Martha G. Austin their heirs and assigns, forever.

And we do covenant with the said George Howard Austin and wife, Martha G. Austin 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, 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 George Howard Austin and wife, Martha G. Austin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of June 1955

Martin Construction Co.

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, doing business as Martin Construction Company

the bargainors, 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 30th day of June, 1955

My Commission expires May 11, 1959

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

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