K 2443

WARRANTY DEED

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

----------$13,450.00 ----------**DOLLARS**

Cash in hand paid by Richard H. Thompson III and wife, Sarah Allen Thompson, 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** Richard H. Thompson III and wife, Sarah Allen Thompson

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. 96 on the Plan of Brentwood Hall, as of record in book 2133, page 127, Register's Office for said County. Said lot No. 96 fronts 91.6 feet on the northerly side of Brentlawn Road and runs back 186 feet on the westerly line and 180.2 feet on the easterly line to a dead line, measuring 85 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 7, said Register's Office.

This conveyance is made subject to easement for public utilities, anchor easement, 50 foot building setback line and conditions of owners certificate, as shown on plan in book 2133, page 127, Register's Office for Davidson County, Tennessee, and restrictive covenants of record in book 1758, page 143, 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 Richard H. Thompson III and wife, Sarah Allen Thompson

their **heirs and assigns, forever.**

And we **do covenant with the said** Richard H. Thompson III and wife, Sarah Allen Thompson **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 1958 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** Richard H. Thompson III and wife, Sarah Allen Thompson, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 1st **day of** August **,** 1958.

MARTIN CONSTRUCTION COMPANY

By: Joe Zeitlin Partner

By: Martin L. Zeitlin Partner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. 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 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 office, this 1st **day of** August **,** 1958

Commission expires May 11, 1959

C. G. Jones, Notary Public

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