BK 2447

WARRANTY DEED Form 1-01 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 considerations, the receipt of which is hereby acknowledged,

We, Joe Zeitlin and Martin L. Zeitlin, partners, d/b/a Martin Construction Company have bargained and sold, and by these presents do transfer and convey unto the said Harry Kenneth Laughbaum and wife, Evelyn Juanita 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. 127 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. 127 is described as follows:
Beginning on the southerly margin of Manley Drive at the corner of lots Nos. 126 and 127; thence with the line between said two lots southwardly 110 feet to the corner of lots Nos. 126, 127 and 128; thence with the line between said lots Nos. 127 and 128 southeastwardly 131 feet to the northwesterly margin of Rochelle Drive; thence with same northeastwardly 165.3 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northwestwardly 39.3 feet to the southerly margin of said Manley Drive; thence with same westwardly 150 feet to the beginning.
Being the same property conveyed to Joe Zeitlin and Martin L. Zeitlin, partners, d/b/a Martin Construction Company by deed from Thomas M. Pritchet and Landon K. Smartt, 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 2299, page 551; and utility easements, building setback lines, and conditions of owners certificate as shown on the plan in Book 2133, page 127, Register's Office for Davidson County, Tennessee.
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 Harry Kenneth Laughbaum and wife, Evelyn Juanita Laughbaum, their heirs and assigns, forever.

And We do covenant with the said Harry Kenneth Laughbaum and wife, Evelyn Juanita 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, d/b/a Martin Con. Co. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harry Kenneth Laughbaum and wife, Evelyn Juanita Laughbaum, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23 day of August, 19 55.

MARTIN CONSTRUCTION COMPANY
By Joe Zeitlin Partn
By Martin L. Zeitlin Partn

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, d/b/a 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 Nashville, Tennessee, this 23 day of August, 19 55

Commission expires February 13, 1957

J. P. Stallworth, Jr.
Notary Public

PG 105