BK 2636

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

- - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Eugene B. Moore and wife, Wilma J. Moore, and other good and valuable considerations, receipt of which are hereby acknowledged; We,

GERALD AVERBUCH and wife, BLOSSOM AVERBUCH

have bargained and sold, and by these presents do transfer and convey unto the said Eugene B. Moore and wife, Wilma J. Moore

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly part of Lot No. 11 on the Plan of Elysian Park, of record in Book 2331, page 32, Register's Office for said County, described as follows:

BEGINNING at a point in the southeasterly margin of Trousdale Drive 8 feet southwest from the corner of Lots No. 10 and 11; thence with the margin of said Drive, South 51 deg. 32' west 128 feet to a corner of the Davies Home Place; thence with the Davies line, south 38 deg. 28' east 230 feet to a corner of Lot No. 12; thence with the line between Lots No. 11 and 12 and along the line of Lot No. 13, easterly 171 feet to a point which is 13.5 feet west of the corner of Lots No. 10 and 11; thence northwesterly 346 feet to the point of beginning.

Being part of the property conveyed to Gerald AVerbuch, by deed from Joe Davies, et al of record in Book 2547, page 173, said Register's Office.

This conveyance subject to plan and easements of record in 2331, page 32 and restrictive covenants of record in Book 2435, page 360, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eugene B. Moore and wife, Wilma J. Moore their heirs and assigns, forever.

And we do covenant with the said Eugene B Moore and wife, Wilma J. Moore 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 taxes for 1957 which are assumed by the grantee herein.

And we, Gerald Averbuch and wife, Blossom Averbuch do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Eugene B Moore and wife, Wilma J. Moore their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of January, 19 57.

Gerald Averbuch

Blossom Averbuch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jeannette C Mitchell, a Notary Public in and for said County and State, the within named Gerald Averbuch and Blossom Averbuch the bargainor, 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 31st day of January, 19 57.

Commission expires Nov. 30, 1960

Jeannette C Mitchell
Notary Public

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