BK 2650

For and in consideration of the sum of Ten and 00/100 ($10.00) ----------

---------- DOLLARS

paid in cash, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt also of which is hereby acknowledged,

We, Eugene Pargh & Gerald Averbuch,

have bargained and sold, and by these presents do transfer and convey unto the said Milton Grossman, Trustee,

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

Being lots Nos. 1, 2, 3 and 4 on the Map of John H. Williams' Subdivision of Blocks 147 and 148 in the Boyd Home Tract, as of record in book 57, page 154, Register's Office for said County.
Said lots Nos. 1, 2, 3 and 4 front together 200 feet on the southerly side of West End Avenue and run back between parallel lines, with the easterly margin of 20th Avenue South, 150 feet to an alley.
Lots Nos. 1, 2 and 3 being the property conveyed to Eugene Pargh and Gerald Averbuch by deed from Harding Realty Co. dated August 22, 1956, and recorded in book 2591, page 437, said Register's Office.
Lot No. 4 being conveyed to Eugene Pargh and Gerald Averbuch by deed from Sam B. Walker and wife, Grace F. Walker, dated August 22, 1956 and recorded in book 2591, Page 433.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Milton Grossman, as Trustee,

his sucessor and/or ~~heirs and~~ assigns, forever.

And We do covenant with the said Milton Grossman, Trustee,

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 for current tax.

And We, Eugene Pargh & Gerald 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 Milton Grossman, Trustee,

his sucessors and/or ~~heirs and~~ assigns against the lawful claims of all persons, whomsoever.

Witness Our hands this 8th day of May, 1957.

Eugene Pargh

Gerald Averbuch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named Eugene Pargh & Gerald Averbuch

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 in office, this 8 day of May, 1957

Commission expires October 29, 1960

Jessie B Overton
Notary Public

42344

WARRANTY DEED

FROM Eugene Pargh et al

TO Milton Grossman Trustee

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day of MAY A.D. 1957 at 12:00 o'clock M.
Noted in Book 88 Page 225
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By T.B. Williams Dpt. Reg.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
214 Third Ave., North
NASHVILLE, TENN.

Form 103-A

PG 425