K 2694

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 ELLISTON JULIAN DRIVER and wife, LYDIA VANDERPOOL DRIVER, and other good and valuable considerations, receipt of which is hereby acknowledged,

GERALD AVERBUCH and wife, BLOSSOM AVERBUCH

have bargained and sold, and by these presents do transfer and convey unto the said Elliston Julian Driver and wife, Lydia Vanderpool Driver,

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

Being Lot No. 84 on the Plan of Elysian Park, of record in Book 2331, page 32, Register's Office for said County.

Said Lot No. 84 fronts 158 feet on the north side of Lynn Drive and runs back 228.7 feet on the west line and 195 feet on the east line to a dead line in the rear of which it measures 161.7 feet.

Being part of the property conveyed to Gerald Averbuch by two deeds, from Joe Davies, et al of record in Book 2635, page 339, said Register's Office, and in Book 2635, page 341, said Register's Office.

This conveyance is subject to the plan and easements of record in Book 2331, page 32, and restrictions of record in Book 2435, page 360, said Register's Office.

$23.45

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elliston Julian Driver and wife, Lydia Vanderpool Driver, their **heirs and assigns, forever.**

And we **do covenant with the said** Elliston Julian Driver & wife, Lydia Vanderpool Driver **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 prorated and assumed by the grantees 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** Elliston Julian Driver & wife, Lydia Vanderpool Driver, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 16th **day of** August, **19** 57.

Gerald Averbuch

Blossom 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** Gerald Averbuch and wife, Blossom Averbuch

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** Nashville, Tennessee, **this** 16th **day of** August **19** 57.

Commission expires June 30, 1958.

Jessie B. Overton
Notary Public

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