BK 2696

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WARRANTY DEED REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ---Ten Dollars cash and other good and valuable considerations- DOLLARS ($ 10.00),

Cash in hand paid by Mr. Eric Rosenfeld and Wife Eva Ruth Rosenfeld receipt of which is hereby acknowledged and as further consideration the grantees assume and agree to pay the remaining unpaid balance of two notes as follows: First Note in the original amount of $18,900.00 executed by George R. McGill Jr. and Wife Lois B. McGill to Miller Kimbrough, Trustee, dated April 13, 1955, recorded April 14, 1955, of record in Book 2388, page 281, R.O.D.C., Tennessee, and payable to Kimbrough Phillips Company, and Second Note being an F.H.A. Improvement Loan now in the amount of $3,060.71 executed by George R. McGill Jr. and Wife Lois B. McGill to the Third National Bank, Nashville, Tennessee.

Jr.
e, George R. McGill and Wife, Lois B. McGill

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Eric Rosenfeld and Wife, Eva Ruth Rosenfeld

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Nos. 3 Royal Oaks, Veevers Addition, Book 2083, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 100 feet on the westerly side of Sunnybrook Drive and runs back between lines 492.33 feet on the northerly line and 493.78 feet on the southerly line to a dead line and measures 100 feet thereon.

Being the same property conveyed to George R. McGill Jr. and Wife, Lois B. McGill, by deed from W. D. Hale and Wife, Margaret C. Hale, of record in Book 2395, page 191, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 9th day of September, 1957

George R. McGill Jr.
Lois B. McGill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Marbut C. Gaston, a Notary Public in and for the State and County aforesaid, personally appeared the within named George R. McGill and Wife, Lois B. McGill

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, the 9th day of September, 1957

Marbut C. Gaston
Notary Public

My commission expires: January 24, 1961

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record 9 day SEP A.D. 1957 at 2:03 o'clock P.M.
Noted in Book 2696 Page 340
Recorded in Book ____ Page ____
Recording Fee $ 2.00
JAMES P. WILSON, Register
By ____ Dep. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

WARRANTY DEED
From
George R. McGill and Wife,
Lois B. McGill
To
Eric Rosenfeld and Wife,
Eva Ruth Rosenfeld
Filed: Gaston Realty Co.

2-329.54

PG 340