K 2800

135

For and in consideration of the sum of $ 10.00 ---------- Ten and No/100 ---------- DOLLARS

cash in hand paid by F. CLARK SAWDEY and wife, VIRGINIA H. SAWDEY, and other good and valuable considerations, receipt of which is hereby acknowledged;

GERALD AVERBUCH AND WIFE, BLOSSOM AVERBUCH AND MARTIN ZEITLIN AND WIFE, SHIRLEY ZEITLIN

have bargained and sold, and by these presents do transfer and convey unto the said F. Clark Sawdey and wife, Virginia H. Sawdey

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. 157 on the Plan of Crest Meade, Section III, of record in Book 2331, page 150, Register's Office for said County.

Said Lot No. 157 fronts 131.1 feet on the west side of Sparta Road and runs back between lines, 291.6 feet on the north line and 325 feet on the south line to a dead line in the rear on which it measures 135 feet.

Being part of the property conveyed to Gerald Averbuch and wife, Blossom Averbuch and Martin Zeitlin and wife, Shirley Zeitlin, by deed from Eugene Pargh and wife, of record in Book 2748, page 341, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said F. Clark Sawdey and wife, Virginia H. Sawdey their heirs and assigns, forever.

And we do covenant with the said F. Clark Sawdey and wife, Virginia H. Sawdey 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 1958 which are prorated and assumed by the grantees herein.

And We, Gerald Averbuch and wife, Blossom, and Martin Zeitlin and wife, Shirley do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said F. Clark Sawdey and wife, Virginia H. Sawdey their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of July, 19 58.

Martin Zeitlin — Gerald Averbuch

Shirley Zeitlin — Blossom Averbuch

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Mary R. Coates, a Notary Public in and for said County and State, the within named Gerald Averbuch and wife, Blossom Averbuch and Martin Zeitlin and wife, Shirley Zeitlin

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 30th day of July, 19 58.

Commission expires October 28, 1961

Mary R Coates
Notary Public

Warranty Deed

From Gerald Averbuch, et ux and Martin Zeitlin, et ux

92556

To F. Clark Sawdey, et ux

REGISTER'S OFFICE
(STATE OF TENNESSEE, Davidson County)
DAVIDSON COUNTY
Received for record 12 day of AUG A.D. 1958 at 1:36 o'clock P.M.
Noted in Book 2801 Page 308
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.R.

2 21 60-1