K 2861

For and in consideration of the sum of three thousand and no/100----------
----------($3,000.00)----------*DOLLARS*

cash in hand paid by Sam Golden, the receipt of which is hereby acknowledged,

I, Mollie Caplan
have bargained and sold, and by these presents do transfer and convey unto the said Sam Golden, his
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lots Nos. 309, 311 and 313 of Block 44, Plan No. 1, West Nashville, as of record in book 57, pages 74 and 75, Register's Office for said County.
Said lots Nos. 309 and 311 and 313 front together 75 feet on the northerly side of Illinois Avenue and run back between parallel lines with the easterly margin of an alley, 150 feet to an alley in the rear.
Being the same real property conveyed to Mrs. Mollie Caplan by deed from Maude Elmore Hirsbrunner, dated November 1, 1948, filed November 1, 1948, and recorded in book 1644, page 329, 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 Sam Golden, his
heirs and assigns, forever.

And I *do covenant with the said* Sam Golden
that I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Mollie Caplan
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Sam Golden, his
heirs and assigns against the lawful claims of all persons, whomsoever.
Witness our *hand*s *this* 31st *day of* December *, 19* 58 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mollie Caplan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L.K. Grimes, Jr. *a Notary Public in and for said County and State,* Mollie Caplan
the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 2nd *day of* January *19* 59

L.K. Grimes, Jr. *Notary Public*

My Commission Expires

4165

WARRANTY DEED

FROM Mollie Caplan
TO Sam Golden

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
3.30 THREE DOLLARS AND THIRTY CENTS

2.90 2.00

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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