K 2879

WARRANTY DEED

For and in consideration of the sum of TEN THOUSAND ($10,000.00) DOLLARS, cash in hand paid by HOMEMAKERS, INC., receipt of which is hereby acknowledged, we, Leah Frank Bloom and Irvine Henry Frank, two of the heirs at law of Mrs. Sarah Frank, and A. S. Weinbaum, Jr., and the First American National Bank of Nashville, co-trustees under the will of Bernice F. Gross, deceased, the remaining heir at law of Mrs. Sarah Frank, have bargained and sold, and by these presents do transfer and convey unto said HOMEMAKERS, INC., its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

> Being Lot No. 17 on the Map of Welcker's Addition, of record in Book 21, page 97, Register's Office of said County.
>
> Said lot 17 fronts 101-1/2 feet on the westerly side of 12th Avenue, South, formerly Kayne Avenue, and runs back between lines, 185 feet on the northerly line and 170 feet on the southerly line to an alley in the rear, measuring 100 feet thereon.
>
> Being the same property conveyed to Mrs. Sarah Frank by deed from Mrs. Martha M. Smith, of record in Book 334, page 548, Register's Office for Davidson County, Tennessee, and referred to in the Will of Mrs. Bernice F. Gross, of record in Will Book 68, page 324, in the Office of the County Court Clerk 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 said HOMEMAKERS, INC., its successors and assigns, forever.

We, Leah Frank Bloom and Irvine Henry Frank, do convenant with the said Homemakers, Inc. that we are lawfully seized and possessed of a two-thirds (2/3rds) undivided interest in said land in fee simple; have a right to convey it, and the same is unencumbered.

We, A. S. Weinbaum, Jr. and First American National Bank of Nashville, do covenant with the said Homemakers, Inc. that we are lawfully seized of a one-third (1/3rd) undivided interest in said land as co-trustees under the will of Bernice F. Gross, deceased; have a good right to convey it, and the same is unencumbered.

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