K 2882

WARRANTY DEED

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

cash in hand paid by Kirkland W. Todd, Jr. and wife, Adrienne H. Todd, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, Harry Klein and wife, Esther Klein *have bargained and sold, and by these presents do transfer and convey unto the said* - - - - - Kirkland W. Todd, Jr. and wife, Adrienne H. Todd, their - - - - - *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being part of Lot No. 1 on the Plan of Samuel Watkins, as of record in Book 57, page 16, Register's Office for said County, and more particularly described as follows:
BEGINNING on the northerly margin of Golf Club Road at the northwest corner of said Road and 23rd Avenue South; thence with the northerly margin of said Golf Club Road north 86½° west 475 feet; thence leaving said Road, north 3½° east 345 feet; thence south 86½° east 300 feet; thence south 3½° west 45 feet to the northwest corner of the property conveyed to Grace Trammell by deed from Johnson Bransford and wife, of record in Book 871, page 443, Register's Office for said County; thence easterly with the northerly line of said lot and parallel with Golf Club Road, 175 feet to the west line of 23rd Avenue South; thence in a southerly direction with the west line of 23rd Avenue South, 300 feet to the point of beginning.
Being the same property conveyed to Harry Klein and wife, Esther Klein, by deed from G. M. Trammell and wife, of record in Book 1320, page 286, 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 - - - Kirkland W. Todd, Jr. and wife, Adrienne H. Todd their - *heirs and assigns, forever.*

And we *do covenant with the said* Kirkland W. Todd, Jr. and wife, Adrienne H. Todd *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 1959 taxes which the grantees assume and agree to pay, same having been prorated as of April 1, 1959.

And We, Harry Klein and wife, Esther Klein *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kirkland W. Todd, Jr. and wife, Adrienne H. Todd, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 26th *day of* March, *19* 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harry Klein
Esther Klein

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James C. Evans, *a Notary Public in and for said County and State,* Harry Klein and Esther Klein, *the within named 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, Davidson County, Tennessee *this* 26th *day of* March, *19*59.

James C. Evans *Notary Public*

Commission expires My Commission Expires Jan. 28, 1961

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