K 3075

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100----------DOLLARS

Cash in hand paid by Robert F. Steed and wife, Ella P. Steed, and other good and valuable consideration, receipt of which is hereby acknowledged;

ALVIN D. GARFINKEL, and wife, Rita Z. Garfinkel; JERALD V. PEISER, EUGENE S. PEISER and wife, MRS. EUGENE S. PEISER

have bargained and sold, and by these presents do transfer and convey unto the said Robert F. Steed and wife, Ella P. Steed

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. 300 on the Plan of Sunset View, Section IV, as of record in Book 2854, page 63, Register's Office for said County.

Said Lot No. 300 fronts 125 feet on the northwesterly side of Melbourne Drive, and runs back 216.4 feet on the southwesterly line, and 165.7 feet on the northeasterly line, to a dead line in the rear on which it measures 116.6 feet.

Being part of the property conveyed to Alvin D. Garfinkel, Jerald V. Peiser and Eugene S. Peiser, by deed from Herman McCallum, unmarried, as of record in Book 2996, page 625, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 2752, page 594, and Book 2956, page 595; and to the easements and limitations shown on the Map of record in Book 2854, page 63.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert F. Steed and wife, Ella P. Steed their heirs and assigns, forever.

And We do covenant with the said Robert F. Steed and wife, Ella P. Steed 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.

And Alvin D. Garfinkel and wife, Rita Z. Garfinkel; Jerald V. Peiser, and ~~Mrs. Eugene S. Peiser and wife, Mrs. Eugene S. Peiser~~ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert F. Steed and wife, Ella P. Steed their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of June, 19 60.

X Mrs. Eugene S. Peiser — Jerald V. Peiser

Eugene S. Peiser — Rita Z. Garfinkel

Alvin D. Garfinkel

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. Garland Wells, a Notary Public in and for said County and State, the within named Alvin D. Garfinkel and wife, Rita Z. Garfinkel, Jerald V. Peiser and Eugene S. Peiser and wife, Mrs. Eugene S. Peiser

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 9th day of June, 19 60.

Commission expires July 27, 1960

L. Garland Wells
Notary Public

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