K 3128

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the ~~nominal~~ love and affection which I have for my daughter and son-in-law, Beatrice Slutsky Nessa and husband, ~~XXXXXX~~ V. D. Nessa;

I, Etta Slutsky, a widow,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Beatrice Slutsky Nessa and husband, V. D. Nessa,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being a portion of the easterly one-half of Lot No. 2 On the Map of George Shields' South Nashville Plan, as of record in Book 57, page 56, Register's Office for Davidson County, Tennessee.

Said tract begins at a point in the line between Lots Nos. 1 and 2, 41 feet north of Hermitage Avenue, formerly Filmore Street, at a stake located 8.9 feet south of the northeasterly corner of a building located on the easterly one-half of Lot No. 2; thence with the line between Lots Nos. 1 and 2, in a northerly direction 89 feet to an alley; thence in a westerly direction along said alley 25 feet to a stake; thence in a southerly direction along a line parallel to the line bbetween Lots Nos. 1 and 2, 89 feet to a stake, being 11.1 feet south of the northwest corner of said building; thence in an easterly direction 25.5 feet to the point of beginning.

Being part of the same property conveyed to Etta Slutsky and husband, Sam M. Slutsky, by deed from Margaret Koeperman and husband, of record in Book 2297, page 621, Register's Office for Davidson County, Tennessee; the said Sam M. Slutsky having since died; the front portion of said Lot No. 2 having heretofore been conveyed to the State of 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 Beatrice Slutsky Nessa and husband, V. D. Nessa, their heirs and assigns, forever.

And I do covenant with the said Beatrice Slutsky Nessa and husband, V. D. Nessa, 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, Etta Slutsky, a widow, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Beatrice Slutsky Nessa and husband, V. D Nessa, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 30 day of August, 1960.

/s/ Etta Slutsky

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