K 3128

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - -
TEN AND NO/100- DOLLARS
cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged,
I, Mrs. Lena A. Oeser,
have bargained and sold, and by these presents do transfer and convey unto the said Eleanor J. Breen, her
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northerly 40 feet of lot No. 5 on the Plan of Charles H. Stier's Addition to Nashville, as of record in book No. 332, page 82, Register's Office for said County.
Said northerly part of lot No. 5 fronts 40 feet on the west side of Ninth Avenue, North, formerly Buena Vista Street, and runs back between parallel lines 174 feet to an alley.
Being the same real property conveyed to Mrs. Lena A. Oeser by deed from Charles F. Oeser, dated December 8, 1931, filed December 8, 1931, and recorded in book 888, page 266, 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 Eleanor J. Breen, her
heirs and assigns, forever.

And I do covenant with the said Eleanor J. Breen
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, Mrs. Lena A. Oeser,
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Eleanor J. Breen, her
heirs and assigns against the lawful claims of all persons, whomsoever.
Witness my hand this 31st day of August, 1960, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mrs. Lena A. Oeser

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, WADE SAIN, a Notary Public in and for said County and State, Mrs. Lena A. Oeser
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 31st day of August, 1960.

Wade Sain Notary Public

My Commission expires April 25, 1964.

786
Security Realty & Mtg
WARRANTY DEED
FROM Mrs. Lena A. Oeser
TO Eleanor J. Breen

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record Sept 1 day of Sept A.D. 1960 at 12 M.
Filed in Book 4067 Page 637
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Register

Compared

G 261