K 3166

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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100

($10.00) DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged,

We, Moe Pear and wife, Birdie Pear

have bargained and sold, and by these presents do transfer and convey unto the said Sidney C. Reichman and wife Phyllis Pear Reichman our one-half undivided interest in their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 4 on the Plan of the First Belle Meade Subdivision, as of record in book 332, pages 88 and 89, Register's Office for said County, and part of Lot No. 1 on the Map of Johnson Bransford's Subdivision of part of Lot No. 3 in Deer Park, Belle Meade, as of record in book 421, page 133, said Register's Office, described together according to a survey made by W. B. Southgate, Surveyor, May 21, 1938, as follows: Beginning at the northwest corner of Belle Meade Boulevard and Jackson Boulevard; thence with the northerly margin of Jackson Boulevard, northwestwardly 298.05 feet to the corner of lots Nos. 1 and 2 on the last above mentioned plan; thence with the line between said two lots in a northerly direction 125 feet to an iron pin; thence in a southeasterly direction 295 feet to an iron pin in the westerly margin of Belle Meade Boulevard; thence with the westerly margin of said Boulevard, southwardly 125 feet to the point of beginning. Being the same property conveyed to Moe Pear and wife, Birdie Pear by deed from Abraham Rothberg and wife, as of record in book 2393, page 185 in said Register's Office as to a 1/2 undivided interest; and the other one-half undivided interest is in Sidney C. Reichman and wife, Phyllis Pear Reichman, by deed from Elizabeth W. Deeds and husband, as of record in book 1732, page 19, said Register's Office.

our one-half undivided interest in

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sidney C. Reichman and wife Phyllis Pear Reichman their heirs and assigns, forever.

And we do covenant with the said Sidney C. Reichman and wife Phyllis Pear Reichman 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 we, Moe Pear and wife Birdie Pear do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sidney C. Reichman and wife Phyllis Pear Reichman, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4th day of January, 19 61

Moe Pear

Birdie Pear

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