BK 3184

TENNESSEE TITLE COMPANY

For and in consideration of the sum of----------$10.00

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

cash in hand paid by WILLIAM H. HERNDON and wife, ANNE G. HERNDON

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

Mrs. I. Goldstein, Eugene S. Peiser, Alvin D. Garfinkel, and Jerald V. Peiser

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 265 on the Plan of Sunset View, Section IV, Addition II, of record in Book 2854, page 64, Register's Office for said County.

Said Lot No. 265 fronts 90 feet on the southerly side of Wilford Drive, and runs back 281.4 feet on the westerly line and 305.9 feet on the easterly line, to a dead line in the rear on which it measures 142.4 feet.

Being part of the property conveyed to Mrs. I. Goldstein, Eugene S. Peiser, Alvin D. Garfinkel and Jerald V. Peiser, by deed from Herman McCallum, unmarried, as of record in Book 2992, page 403, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 2956, page 595; and to the easements and limitations shown on the Map of record in Book 2854, page 64, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of March, 19 61.

Mrs. I. Goldstein

Eugene S. Peiser

Jerald V. Peiser

Alvin D. Garfinkel

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Virginia E. Mitchell, a Notary Public in and for said County and State, the within named Mrs. I. Goldstein, Eugene S. Peiser, Alvin D. Garfinkel, and Jerald V. Peiser

the bargainors, 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 3rd day of March, 19 61.

Commission expires April 22, 1961.

Virginia E. Mitchell
Notary Public.

Warranty Deed

FROM
MRS. I. GOLDSTEIN, ET AL

29234

TO
WILLIAM H. HERNDON, ET UX

Marpfree Mortgage Company

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 8 day of 1:13 P.M. A.D. 1961

Recorded in Book 3184 Page 265

RECORDER'S OFFICE

RECORDING FEE $2.20

PG 265