BK 3184

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 Amadi Frederick D'Anna and wife, Gladys G. D'Anna, and other good and valuable consideration, receipt of which is hereby acknowledged;

S. & G. REALTY COMPANY

has ~~have~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said Amadi Frederick D'Anna and wife, Gladys G. D'Anna

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. 12 on the Plan of Brownlee, as of record in Book 2663, page 88, Register's Office for said County.

Said Lot No. 12 fronts 47.9 feet on the north side of Morrow Road, and extends back between parallel lines, 150 feet to an alley.

Being part of the property conveyed to S. & G. Realty Company, by deed from Math, Inc., as of record in Book 3099, page 15, said Register's Office.

This conveyance is made subject to the easements and limitations shown on the Map of record in Book 2663, page 88, 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 Amadi Frederick D'Anna and wife, Gladys G. D'Anna

their heirs and assigns, forever.

And S. & G. Realty Company does / ~~do~~ covenant with the said Amadi Frederick D'Anna and wife, Gladys G. D'Anna that it is lawfully seized and possessed of said land in fee simple; ~~that~~ has a good right to convey it, and the same is unencumbered, except taxes for 1961 which are prorated and assumed by the grantees herein.

And S. & G. Realty Company does further covenant and bind itself, its / successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Amadi Frederick D'Anna and wife, Gladys G. D'Anna heirs and assigns against the lawful claims of all persons, whatsoever.

IN WITNESS WHEREOF: S. & G. Realty Company has hereby caused this instrument to be ~~Witness hand~~ executed by its duly authorized officer this ~~day of~~ 7th day of March, 1961.

S. & G. REALTY COMPANY

BY: Sidney Auerbach
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____

Commission expires _____

Notary Public

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