K 3219

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten and No/100 - DOLLARS

Cash in hand paid by Sam A. Friedman and wife, Rose F. Friedman, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged;

We, Paul Diamond and wife, Ida S. Diamond,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Sam A. Friedman and wife, Rose F. Friedman, 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. 28 of Block "G" on the Plan of Cherokee Park, Section 2, as of record in Book 547, pages 175 and 176, Register's Office for said County, and described as follows:

Beginning on the southerly margin of Aberdeen Road, at the corner of Lots Nos. 27 and 28; thence with the southerly margin of said Road, westwardly 70 feet to the easterly margin of Mockingbird Road; thence with the easterly margin of said Mockingbird Road, southwardly 121.70 feet to the southwest corner of Lot No. 28; thence with the south line of said lot eastwardly 59 feet to the corner of Lots Nos. 27 and 28; thence with the line between said two lots northwardly 130.70 feet to the southerly margin of Aberdeen Road, the point of beginning.

Being the same property conveyed to Paul Diamond and wife, Ida S. Diamond, by deed from Alfred Shepard and wife, as of record in Book 2797, page 160, said Register's Office.

This conveyance is made subject to the restrictions recorded prior to February 15, 1950, which are of record in Book 819, page 157, RODC., Tenn., and is subject to a 20-foot set back line from Mockingbird Road, and a 35-foot set back line from Aberdeen Road, all of which is shown in the recorded Plan.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sam A. Friedman and wife, Rose F. Friedman, their heirs and assigns, forever.

And We do covenant with the said Sam A. Friedman and wife, Rose F. Friedman 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, except for current taxes, which are pro-rated this date and assumed by the grantees herein.

And we, Paul Diamond and wife, Ida S. Diamond, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sam A. Friedman and wife, Rose F. Friedman, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 17 day of April, 19 61

Paul Diamond

Ida S. Diamond

G 289