K 3220

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - ($1,000.00) - - - - - - - - -

One Thousand and No/100 - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Sam H. Graham and Frank Patton, Trustees acting for and on behalf of Roman Tabernacle Primitive Baptist Church, the receipt of all of which is by us acknowledged,

We, Sam Seligman, Ben Cavalier, Sidney Averbuch and Alfred Finkelstein,

have bargained and sold, and by these presents do transfer and convey unto the said Sam H. Graham and Frank Patton, Trustees, acting for and on behalf of Roman Tabernacle Primitive Baptist Church, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of the easterly part of Lot No. 1 on the Map showing the subdivision of certain lots in Belle Forest Subdivision, as of record in Book 547, page 33, Register's Office for Davidson County, Tennessee, and being also known as Parcel One or Tract One on the unrecorded plan showing certain parcels on Pennington Avenue owned by Sam Seligman, et al., and described as follows:

Beginning at a point in the west margin of Pennington Avenue at the northeast corner of Lot No. 1 and along the south line of tract marked "Reserved" on the Plan of the S. W. Eastes Subdivision, as of record in Book 1434, page 44, said Register's Office, westerly 179.5 feet to a concrete monument; thence southerly 55 feet to a point, a corner of Parcel 2 of the Seligman Tract; thence easterly 179.5 feet along the line of Parcel 2 to a point in the west margin of Pennington Avenue; thence with the margin of same, northerly 50 feet to the point of beginning.

Being part of the property vested in Sam Seligman, Ben Cavalier, Sidney Averbuch and Alfred Finkelstein, a one-fourth undivided interest each, by deed from William M. Vanderpool and wife, as of record in Book 3078, page 298, Register's Office for Davidson County, Tennessee.

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 H. Graham and Frank Patton, Trustees, acting for and on behalf of Roman Tabernacle Primitive Baptist Church, its successors and assigns, forever.

And We do covenant with the said Sam H. Graham and Frank Patton, Trustees, acting for and on behalf of Roman Tabernacle Primitive Baptist Church 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 have been pro-rated this date and assumed by the grantee herein.

And We, Sam Seligman, Ben Cavalier, Sidney Averbuch and Alfred Finkelstein, 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 H. Graham and Frank Patton, Trustees acting for and on behalf of Roman Tabernacle Primitive Baptist Church its successors and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21ST day of April, 1961.

SA Sydney Averbuch SS Sam Seligman

AF Alfred Finkelstein BC Ben Cavalier

G 411