K 3220

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of --TEN & NO/100THS ($10.00)---

DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION OF THE UNPAID BALANCE OF A MORTGAGE OF RECORD IN BOOK 2985, PAGE 481, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WE, ALLEN I. KIRSHNER AND WIFE, FLORA M. KIRSHNER,

have bargained and sold, and by these presents do transfer and convey unto the said IRVING STERN AND WIFE, REGINA STERN,

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. 3 ON THE PLAN OF HILLWOOD TERRACE, AS OF RECORD IN BOOK 2663, PAGE 50, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 3 FRONTS 190 FEET ON THE WEST SIDE OF NEARTOP DRIVE, AND RUNS BACK 386.5 FEET ON THE NORTH LINE AND 319.6 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 138 FEET.

BEING THE SAME PROPERTY CONVEYED TO ALLEN I. KIRSHNER AND WIFE FLORA M. KIRSHNER, BY DEED FROM ROBERT C. ADAMS AND WIFE, AS OF RECORD IN BOOK 2962, PAGE 98, 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 IRVING STERN AND WIFE, REGINA STERN,

THEIR heirs and assigns, forever.

And WE do covenant with the said IRVING STERN AND WIFE, REGINA STERN,

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 AS OF RECORD.

And WE, ALLEN I. KIRSHNER AND WIFE, FLORA M. KIRSHNER,

do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said IRVING STERN AND WIFE, REGINA STERN,

THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 21 ST day of APRIL, 1961

/ Allen I. Kirshner

/ Flora M. Kirshner

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