BK 3224

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the ~~money~~ love and affection I have for my wife, Ann H. Thalmann, and for the purpose of creating a tenancy by the entirety, ~~DOLLARS~~

I, Edward E. Thalmann,

_____ have bargained and sold, and by these presents do transfer and convey unto the said EDWARD E. THALMANN AND WIFE, ANN H. THALMANN,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

PARCEL No. 1: being part of Lot No. 10 and possibly a very small strip of the north side of Lot No. 11 in Sullivan's Plan of lots of record in Book 6, page 147, Register's Office for Davidson County, Tennessee, more particularly described as follows: Beginning on the eastern margin of 4th Avenue South, formerly Cherry Street, 60-3/4 feet north from the north margin of Chestnut Street; thence with the eastern margin of 4th Avenue South northwardly 32 feet, more or less, to the southwest corner of a lot owned by Mary E. Christian and formerly owned by M. T. Mallon; thence with said Mary E. Christian's south line eastwardly 120 feet, more or less, to the western margin of an alley; thence with the western margin of said alley southwardly 33 feet, more or less, to a point 62-1/4 feet north from the northern margin of Chestnut Street; thence with a fence westwardly 120 feet, more or less, to the beginning, and being the same property conveyed by Melchior Thoni to Adolph Thalmann and wife, Emma Thalmann, by deed of record in Book 651, page 433, Register's Office for said County.

PARCEL NO. II: Being part of Lots Nos. 10 and 11 in W. W. Sullivan's Plan of lots in Nashville, Tennessee, as per plan registered in Book No. 6, page 147, Register's Office for said County.

Said parts of Lots 10 and 11 begin at a point on the east margin of Cherry Street, now Fourth Avenue South, said point being 30 feet north from the north line of Chestnut Street; running thence along the east line of Fourth Avenue South, northwardly 30-3/4 feet to a point, the southwest corner of Lot formerly conveyed to Thoni by C. B. Gatlin and wife; thence along the south line of the lot conveyed to Thoni, eastwardly 120 feet, more or less, to an alley; thence along the west line of said alley southwardly 30¼ feet to a point; thence westwardly 120 feet, more or less, to the beginning point.

Being the same property conveyed to Edward E. Thalmann by deed from Emma Thalmann, a widow, of record in Book 1585, page 363, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EDWARD E. THALMANN AND WIFE, ANN H. THALMANN, their heirs and assigns, forever.

And I do covenant with the said Edward E. Thalmann and wife, Ann H. Thalmann, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Edward E. Thalmann do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Edward E. Thalmann et ux, Ann H. Thalmann, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of May, 1961

Edward E. Thalmann

PG 323