BK 3226

Book 3226 Page 189

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

FIFTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100-----($15,750.00)-------DOLLARS-

Cash in hand paid and other good and valuable consideration the receipt of which is hereby acknowledged.

We, Howard M. Werthan and wife, Heloise I. have bargained and sold, and by these presents do transfer and convey unto the said The Nashville Housing Authority its successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Tract I: Being the westerly 137½ feet of Lot No. 12 on the Plan of A. W. Putnam's Addition to Edgefield, now East Nashville, as of record in Book 21, page 20, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 12 fronts 50 feet on the easterly side of North First Street and runs back between parallel lines 137½ feet to a dead line.

Being the same property conveyed to Howard M. Werthan by deed from H. A. Blackburn and wife, Lizzie Blackburn of record in Book 2045, page 221, said Register's Office

Tract II: Being the southwesterly part of Lot No. 13 on the Plan of A. W. Putnam's Addition to Edgefield, now East Nashville, as of record in Book 21, page 20, Register's Office for said county, described as follows:
Beginning on the easterly margin of North First Street at the corner of Lot No. 12 and 13; thence with the line between said two lots eastwardly 138 feet to the westerly line of The T. W. Hales property; thence with said line northwardly 30 feet to said Hale's northwest corner; continuing in the same direction 1 foot in all 31 feet to the southeast corner of the property conveyed to W. A. Meador by deed from Allen Dobson and wife, of record in Book 1278, page 218, said Register's Office thence with said Meador's southerly line westwardly 141 feet, more or less, to the easterly margin of North First Street; thence with said Street southwardly 40 feet to the beginning.

Being the same property conveyed to Howard M. Werthan by deed from H. A. Blackburn and wife, Lizzie Blackburn of record in Book 2045, page 221, 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 The Nashville Housing Authority its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said The Nashville Housing Authority its successors 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, with the exception of the taxes for 1961 which have been pro-rated and assumed by the Grantee.

And We, Howard M. Werthan and wife, Heloise I. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said The Nashville Housing Authority its successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 18 day of May, 1961

Heloise I. Werthan

Howard M. Werthan

PG 189