K 3247

S-102744

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of

Sixteen Hundred Fifty and no/100 ($1650.00) ---------- DOLLARS

cash in hand paid by Mrs. Jean S. Taradash to Joseph I. Katz, receipt of which is hereby acknowledged, I, Joseph I. Katz, an unmarried man

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Jean S. Taradash, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 1418 and 1420, of Block No. 46, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

Said Lots Nos. 1418 and 1420 front together 50 feet on the southerly side of California Avenue and extend back between parallel lines 150 feet to an alley.

Being part of the real property conveyed to Joseph I. Katz by deed from Carl Vestal, et al, dated March 14, 1956, filed March 20, 1956, and recorded in book 2496, page 618, 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 ~~Mrs. Jean S. Taradash, her~~ heirs and assigns, forever.

And I do covenant with the said Mrs. Jean S. Taradash that I lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. EXCEPT TAXES FOR THE YEAR 1961 ARE PRORATED.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said Mrs. Jean S. Taradash, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 14th day of April, 19 61

Joseph I. Katz

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