BK 3250

For and in consideration of the sum of Ten ($10.00) Dollars cash in hand paid by Middle Tennessee Heart Association, Inc., a general welfare corporation organized according to the laws of the State of Tennessee with its principal office in Nashville, Davidson County, Tennessee, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, we, William E. Norvell, II, and Robert C. Mathews, Jr., have bargained and sold, and by these presents do transfer and convey, unto the said Middle Tennessee Heart Association, Inc., its successors and assigns, the following described parcel or tract of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 123 and 124 in Elliston's Plan of Lots, as of record in Book 21, page 141, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 23rd Avenue North, formerly Elliston Avenue and Robert S. Cheek's S. E. corner; being 55 feet southerly from the southerly margin of State Street; thence with the westerly margin of said Avenue, southerly 55 feet; thence westerly parallel with State Street, 185 feet to the easterly margin of an alley; thence with said alley northerly 55 feet to said Cheek's S. W. corner; thence with his southerly line easterly 185 feet to the beginning.

Being the same property conveyed to William E. Norvell, II, and Robert C. Mathews, Jr., by deed from Martha T. Norvell, a widow, of record in Book 3073, page 615, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereunto belonging, to the said Middle Tennessee Heart Association, Inc., its successors and assigns forever.

And we do covenant with the said Middle Tennessee Heart Association, Inc., that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except for 1961 taxes, which are to be pro rated as of the date of this deed and paid by the grantee when due, and except for agreement or restriction set forth in deed from R. H. Dudley to Joel C. Cheek, of record in Book 367, page 170, Register's Office of Davidson County, Tennessee, and except for applicable building and zoning ordinances and regulations.

And we, William E. Norvell, II, and Robert C. Mathews, Jr., do further covenant and bind ourselves and our respective heirs and representatives to warrant and forever defend the title to the said land to the said Middle Tennessee Heart Association, Inc., its successors and assigns, against the lawful claims of all persons whomsoever.

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