BK 3250

WARRANTY DEED

For and in consideration of the sum of ten and no/100----------
----------($10.00)------*DOLLARS*
cash in hand paid by Buford D. Kiser and wife, Patricia G. Kiser, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, Martin Zeitlin, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said Buford D. Kiser and wife, Patricia G. Kiser, their

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

Being lot No. 61 on the Plan of Kenilworth Estates, Section 2, as of record in book 2900, page 126, Register's Office for said County. Said lot No. 61 fronts 70 feet on the southerly side of Paragon Mills Road and extends back 151.8 feet on the westerly line and 151.5 feet on the easterly line, to a dead line, measuring 70 feet thereon. Being part of the real property conveyed to Martin Zeitlin, Trustee, by deed from Adam J. Strasser and wife, dated May 27, 1960, filed May 27, 1960, and recorded in book 3072, page 556, said Register's Office. This conveyance is made subject to 10foot easement for public utilities along rear line of premises and 8-inch sewer along rear line of premises, 10-foot drainage easement along easterly line, 40-foot building setback line from Paragon Mills Road and conditions of owners certificate as shown on plan of record in book 2900, page 126, said Register's Office, and restrictive covenants contained in instrument of record in book 3159, page 308, 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 Buford D. Kiser and wife, Patricia G. Kiser, their

heirs and assigns, forever.

And I *do covenant with the said* Buford D. Kiser and wife, Patricia G. Kiser *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.*, except for taxes for the year 1961 which are prorated and assumed by the purchasers.

And I, Martin Zeitlin, Trustee, *do further covenant and bind* myself, my / successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* Buford D. Kiser and wife, Patricia G. Kiser, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand this* 20th *day of* June, 19 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, WADE SAIN, *a Notary Public in and for said County and State,* Martin Zeitlin, Trustee

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 23rd *day of* June, 1961.

Wade Sain *Notary Public*

Commission expires April 25, 1964.

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