K 3253

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- DOLLARS

Cash in hand paid by Robert N. Maddux and wife, Jeanette S. Maddux, and other good and valuable consideration, receipt of which is hereby acknowledged;

We, Ronald S. Zeitlin and Harry Zeitlin

have bargained and sold, and by these presents do transfer and convey unto the said Robert N. Maddux and wife, Jeanette S. Maddux

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

Being Lot No. 373 on the Plan of Sunset View, Section VI, as of record in Book 2900, pages 54 and 55, Register's Office for said County.

Said lot fronts 100 feet on the southeasterly side of Fairbrook Drive and runs back 340.6 feet on the northerly line and 531.12 feet on the southwesterly line to a dead line in the rear on which it measures 298.8 feet.

Being part of the property conveyed to Ronald S. Zeitlin and Harry Zeitlin, by deed from Herman McCallum, unmarried, of record in Book 3104, page 225, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 2995, page 413; and to the easements and limitations shown on the Map of record in Book 2900, pages 54 and 55, 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 Robert N. Maddux and wife, Jeanette S. Maddux their heirs and assigns, forever.

And we do covenant with the said Robert N. Maddux and wife, Jeanette S. Maddux 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, except taxes for 1961 which are prorated and assumed by the grantees herein.

And we, Ronald S. Zeitlin and Harry Zeitlin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert N. Maddux and wife, Jeanette S. Maddux their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of July, 19 61

Harry Zeitlin

Ronald S. Zeitlin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. A. Buchman, a Notary Public in and for said County and State, the within named Ronald S. Zeitlin and Harry Zeitlin

bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 19 61

Commission expires May 27, 1964

Notary Public

16,300.00

WARRANTY DEED

FROM

RONALD S. ZEITLIN & HARRY ZEITLIN

TO

ROBERT N. MADDUX, ET UX

Murphree Mortgage Company

2.15 99 P 342 200

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