K 3256

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $ 10.00

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

cash in hand paid by John G. Steele and wife, Della K. Steele

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

Jerald Peiser, Eugene Peiser and Alvin D. Garfinkel doing business as Sterling Homes

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 491 on the Plan of Section VII Sunset View Subdivision of record in Book 2900, page 109, Register's Office for said County.

Said Lot No. 491 fronts 120 feet on the westerly side of Cabin Hill Road and runs back 294.5 feet on the southerly line and 254.3 feet on the northerly line to the center line of the TVA transmission line on which it measures 155.05 feet.

Being part of the property conveyed to Jerald Peiser, Eugene Peiser and Alvin D. Garfinkel doing business as Sterling Homes by deed from Herman McCallum, unmarried, of record in Book 3162, page 537, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3129, page 317; and to the easements and limitations shown on the Map of record in Book 2900, page 109, said Register's Office.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns. And we do covenant with the said GRANTEES 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, unless otherwise set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

It is understood that the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 4th day of August, 1961.

Alvin D. Garfinkel

Jerald Peiser

Eugene Peiser

STATE OF TENNESSEE)
DAVIDSON COUNTY)

STATE TAX $ 25.65
PROBATE .50
TOTAL $ 26.15

Personally appeared before me A. D. 1961 a Notary Public in and for said County and State, the within named Jerald Peiser, Eugene Peiser and Alvin D. Garfinkel

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the bargainors, 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 4th day of August, 1961.

Commission expires May 27, 1964

Notary Public.

Warranty Deed

FROM

JERALD PEISER, EUGENE PEISER & ALVIN D. GARFINKEL

TO

JOHN G. STEELE, ET UX

Surbree Mortgage Company

53190

AUG 10:00

Publish

TENNESSEE TI

$17,100.00

PG 3