K 3256

WARRANTY DEED

For and in consideration of the sum of Ten and No/100###

DOLLARS

to me this day paid cash in hand by Jesse A. Weber and wife, Mattie Louise Weber, together with other good, valuable and adequate consideration, the receipt of all of which is hereby acknowledged; and being joined in this conveyance by Theresa Weber, I, Philip S. Weber

have bargained and sold, and by these presents do transfer and convey unto the said JESSE A. WEBER AND WIFE, MATTIE LOUISE WEBER, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

"being the west 54 feet of the north 180 feet of Block 35 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 104, Register's Office for said County.

"Said part of said Block fronts 54 feet on the southerly side of Elkins Avenue and runs back between parallel lines along the easterly margin of 50th. Avenue North, formerly 9th. Street, 180 feet to an alley.

"Being the same property conveyed to Philip S. Weber, single, by deed from Robert L. Morrison and wife, Mattie D. Morrison, of record in Book 1417, Page 67, 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 JESSE A. WEBER AND WIFE, MATTIE LOUISE WEBER, their *heirs and assigns, forever.*

And I *do covenant with the said* Jesse A. Weber and wife, Mattie Louise Weber *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it; and the same is unincumbered.*

And I, Philip S. Weber (joined herein by Theresa Weber, who he subsequently married) *do further covenant and bind* himself, his *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jesse A. Weber and wife, Mattie Louise Weber, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 17th *day of* August *19* 61 ~~*the corporate party, it seal, having caused its name to be signed hereto by its duly authorized officers on said day and date.*~~

Philip S. Weber

Theresa Weber

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Smith Wall *a Notary Public in and for said County and State* Philip S. Weber and wife, Theresa Weber

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

Witness my hand and official seal at Nashville *this* 17th *day of* August *19* 61.

Notary Public

Commission expires April 28, 1963.

Mail to Smith Wall, P.O. Box 7787 Nashville 9, Tennessee.

WARRANTY DEED

FROM

Philip S. Weber, et. ux.

TO

Jesse A. Weber, et. ux.

$32.50

Mail Tax Paid

Received for Record this 18th day of Sept. 1961 at 12:45 P.M. and recorded in Book 3256 Page 463

Recording Fee 2.00

Register

Title Guaranty Company

DAVIDSON CO. TENN.

Received for Record

Kansas City Title Insurance Company

Issued in Davidson County, Tennessee