K 3312

WARRANTY DEED

For and in consideration of the sum of - - - - - - - $10.00 - - - - - - - - - - - - - - - - -
- Ten and no/100 - - - - - - - - - - - *DOLLARS*
and other good and valuable considerations, cash in hand paid by Robert E. Picirilli and wife, Clara Picirilli, the receipt of all of which is hereby acknowledged.

We, Eldon W. Oakes and wife, Mary Margaret Oakes and Donald E. Lewis and wife, Bernice G. Lewis,

have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Picirilli and wife, Clara Picirilli

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

Land in Davidson County, Tennessee, being Lot "B" on the Plan of Greenway Subdivision, of record in Book 3106, page 8, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Greenway Avenue at the corner of Lots A and B; thence with the line between said lots, southwesterly 100.1 feet to an iron pin; thence northwesterly 75 feet to the southerly margin of an alley; thence with the margin of said alley, northeasterly 78.83 feet to the beginning of a curve; thence around said curve, easterly 37.94 feet to the westerly margin of Greenway Avenue; thence with the margin of the same, southeasterly around a slight curve, 50.07 feet to the point of beginning.

Being part of the property conveyed to Eldon W. Oakes and wife, Mary Margaret Oakes, and Donald E. Lewis and wife, Bernice G. Lewis by deed from Aileen Mayers Thoni, et al, of record in Book 3129, page 289, 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 E. Picirilli and wife, Clara Picirilli their *heirs and assigns, forever.*

And we *do covenant with the said* Robert E. Picirilli and wife, Clara Picirilli *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.*

And we/ Eldon W. Oakes and wife, Mary Margaret Oakes and Donald E. Lewis and wife, Bernice G. Lewis *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 E. Picirilli and wife, Clara Picirilli their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 29th *day of* November, *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.*

Eldon W. Oakes
Eldon W. Oakes

Mary Margaret Oakes
Mary Margaret Oakes

Donald E. Lewis
Donald E. Lewis

Bernice G. Lewis
Bernice G. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Phillip E. Cole, *a Notary Public in and for said County and State,* Eldon W. Oakes and wife, Mary Margaret Oakes and Donald E. Lewis and wife, Bernice G. Lewis, the within named 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* 29th *day of* November, *19* 61.

Phillip E. Cole *Notary Public*

My commission expires April 26, 1965

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