K 3340

WARRANTY DEED

For and in consideration of the sum of $12,500.00 - - - - - - - - - - - - - - - - - -
- - - - - TWELVE THOUSAND FIVE HUNDRED AND NO/100 - - - - - - - - - - *DOLLARS*
cash in hand paid by the Commerce Union Bank, Trustee, receipt of which is hereby acknowledged, I, Ethel Hantelmann, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Commerce Union Bank, Trustee with full power to sell, lease, mortgage and convey without the joinder of any beneficiary, its successors ~~xxxx~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the northerly end of lot No. 68 on the Waverly Land Company's Plan of lots called "Waverly Place", as of record in Book 57, page 95, Register's Office for said County, described according to a plan made August 10, 1918, by W. B. Southgate, as follows:
Beginning on the southwesterly margin of Kirkman, or Elliott, Avenue, 68 feet 2 inches southeasterly from the beginning of a curve; thence with the southwesterly margin of said Avenue in a northwesterly direction 68 feet 2 inches to the beginning of said curve; thence with said curve in a northwesterly, westerly and southwesterly direction 104 feet 2 inches to the end of said curve, opposite the mouth of Arthington Avenue; thence southerly with the easterly margin of an alley 64 feet; thence in a northeasterly direction in a straight line 148½ feet to the beginning.
Being the same real property conveyed to Mrs. Lena Myers and Mrs. Ethel Hantelmann by deed from Mary L. Griffith, dated March 30, 1921, filed April 21, 1921, and recorded in Book 567, page 256, said Register's Office, and by deed of correction dated April 28, 1922, filed May 15, 1922, and recorded in Book 584, page 500, said Register's Office, and the said Lena Myers and husband conveyed all her interest in said property to Mrs. Ethel Hantelmann by deeds dated March 22, 1922, filed April 8, 1922, of record in Book 577, page 419, and dated May 28, 1931, filed June 8, 1931, of record in Book 873, page 552, said Register's Office.
This conveyance is made subject to restrictive covenants contained in deeds of record in Book 115, page 486, and in Book 567, page 256, all of 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 Commerce Union Bank, Trustee, its successors ~~xxxx~~ *and assigns, forever.*

And I *do covenant with the said* Commerce Union Bank, Trustee, *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.*

This conveyance is made to Commerce Union Bank as Trustee under an agreement by and between Willie Mai Menzies and Commerce Union Bank, dated July 7, 1960.

And I, Ethel Hantelmann, a widow,
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Commerce Union Bank, Trustee as aforesaid, its successors ~~xxxx~~ *and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 1st *day of* February, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ethel Hantelmann

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Myrtle S. Hines, *a Notary Public in and for said County and State,* Ethel Hantelmann, a widow,

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

Witness my hand and official seal at Nashville, *Tennessee, this* 12 *day of* February, *19* 62.

Myrtle S. Hines *Notary Public*

Commission expires July 25, 1962.

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