BK 3371

WARRANTY DEED

For and in consideration of the sum of - - - - - - - TEN AND NO/100 - ($10.00) - *DOLLARS*

cash in hand paid by GEORGE E. QUINN AND WIFE, JOYCE L. QUINN, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Murray L. Schnyer and wife, Violet E. Schnyer, *have bargained and sold, and by these presents do transfer and convey unto the said* GEORGE E. QUINN AND WIFE, JOYCE L. QUINN, 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 No. 52 on the Plan of Echo Meadows, as of record in Book 2331, page 64, Register's Office for said County.

Said Lot No. 52 fronts 195 feet on the northerly side of Blue Bird Drive, and extends back 136.9 feet on the westerly line and 212.2 feet on the easterly line, to a dead line in the rear on which it measures 195.3 feet.

Being the same property conveyed to Murray L. Schnyer adwife, Violet E. Schnyer, by deed from Herbert Broadrick, Jr., and wife, as of record in Book 3102, page 333, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 2447, Page 325; and subject to conditions set out in plan of record in Book 2331, Page 64, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GEORGE E. QUINN, AND WIFE, JOYCE L. QUINN their *heirs and assigns, forever.*

And we *do covenant with the said* GEORGE E. QUINN AND WIFE, JOYCE L. QUINN *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 by taxes for the year 1962, which have been prorated and adjusted and are hereby assumed by the grantee.

And we, Murray L. Schnyer and wife, Violet E. Schnyer *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* GEORGE E. QUINN AND WIFE, JOYCE L. QUINN their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand*s *this* Eleventh *day of* April, *1962, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Murray L Schnyer
Violet E Schnyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Evelyn S. Kurz, *a Notary Public in and for said County and State,* MURRAY L. SCHNYER AND WIFE, VIOLET E. SCHNYER

*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* 11th *day of* April, *19*62.

Evelyn S. Kurz *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires 10-20-65

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