K 3374

For and in consideration of the sum of Ten and no/100 ($10.00)

DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration,

I, Ben J. Schklar have bargained and sold, and by these presents do transfer and convey unto the said Rose Schklar her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 30 in the Original Plan of the Town of Nashville, not of record, and being more particularly described as follows: Beginning in the westerly margin of Second Avenue North (formerly Market Street) at a point 125 feet northerly from the northerly margin of Broad Street; thence running with the westerly margin of Second Avenue North, northerly 33 feet to Mrs. Delarue's southeast corner in the center of the partition wall between the lot herein described, known as the Brisbo lot, and Mrs. Delarue's lot known as the Merchant's Exchange Lot; thence with the center of said partition wall westerly 41 feet; thence at right angles southerly 8 feet; thence at right angles westerly 59 feet, more or less to the easterly margin of an alley; thence with the easterly margin of said alley southerly 25 feet; thence running with the seam in the wall easterly 100 feet, more or less, to the beginning, and being the same property conveyed to Ben J. Schklar by deed of record in Book 873, page 312 R. O. D. C/ Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rose Schklar her heirs and assigns, forever.

And I do covenant with the said Rose Schklar 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., except taxes for 1962 which have been assumed.

And I, Ben J. Schklar do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Rose Schklar her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12th day of April, 19 62

Ben J. Schklar

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nora B. Reis, a Notary Public in and for said County and State, the within named Ben J. Schklar

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

Witness my hand and official seal at office, this 12 day of April, 19 62

Commission expires May 16, 1964

Nora B. Reis
Notary Public

9485

WARRANTY DEED

FROM BEN J. SCHKLAR

TO ROSE SCHKLAR

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2 day of May A.D. 1962 at 10:48 o'clock A.M.
Noted in Book 101 Page 373
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

G 327