K 3406

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

cash in hand paid by JAMES GALEN PIERCE AND WIFE, MARY A. PIERCE

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

MAURICE DEMBSKY AND WIFE, CATHERINE P. DEMBSKY

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southwesterly triangular part of Lot No. 31; the northeasterly triangular part of Lot No. 29 and the major portion of Lot No. 30 of Block "D" on the Map of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for said County, described as follows according to survey by T. R. Sanford, dated June 25, 1962:

BEGINNING at a point in the easterly margin of Woodmont Lane, 12 feet north of the corner of Lots No. 30 and 31 at an iron pin; thence southeasterly crossing the line between Lots No. 30 and 31 at 95.3 feet, a total distance of 193.6 feet to an iron pin in the west line of Lot No. 11; thence along the west line of Lots No. 11 and 12, southerly 54.1 feet to a concrete monument in the west line of Lot No. 12, being also the corner of Lots No. 29 and 30; thence with the line between Lots No. 29 and 12, southerly 12 feet to an iron pin; thence westerly crossing the line of Lots No. 29 and 30 at 117 feet, a total distance of 224.6 feet to an iron pin in the east margin of Woodmont Lane which pin is 12 feet north of the corner of Lots No. 29 and 30; thence with the margin of Woodmont Lane, northerly 90 feet to the point of beginning.

Being property conveyed to MAURICE DEMBSKY AND WIFE, CATHERINE P. DEMBSKY, by two deeds, one from James Russell Lee and wife, of record in Book 2883, page 467; and one from H. J. Peck and wife, et al, of record in Book 2926, page 462, both of record in said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1153, page 230, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of July, 19 62

Maurice Dembsky

Catherine P. Dembsky

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, John C. Jeffords Jr., a Notary Public in and for said County and State, the within named MAURICE DEMBSKY AND WIFE, CATHERINE P. DEMBSKY

the bargainors, 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 26th day of July, 19 62

NOTARY JOHN C. JEFFORDS JR. PUBLIC DAVIDSON COUNTY TENN.

Commission expires March 22, 1965

Notary Public.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of JUL A.D. 1962 at 2:17 o'clock P.M.
Noted in Book 2 Page 652
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES R. WILSON, Register
By [illegible] Deputy Reg.

Warranty Deed
G-152765-gh
From MAURICE DEMBSKY ET UX
To JAMES GALEN PIERCE ET UX
12851

FORM 1001 COMPANY

G 477