K 3432

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) - - - - - - - - - - - -
- *DOLLARS*

cash in hand paid by Hester T. Golden and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Marion H. Mintzer

have bargained and sold, and by these presents do transfer and convey unto the said Hester T. Golden, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 10 of Block "P" on the map of Maplehurst, as of record in book 843, pages 22 and 23, Register's Office for said County.
Said lot No. 10 fronts 60 feet on the east side of Ferndale Avenue and runs back between parallel lines 160 feet to a dead line.
Being the same real property conveyed to Marion H. Mintzer by deed from A. K. Head and wife, of record in book 1725, page 353, 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 Hester T. Golden, her *heirs and assigns, forever.*

And I *do covenant with the said* Hester T. Golden *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 for taxes for the year 1962 which are prorated and assumed by grantee.

And I, Marion H. Mintzer *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hester T. Golden, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 31st *day of* August, 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.*

X Marion H. Mintzer

STATE OF ~~TENNESSEE~~x OHIO
COUNTY OF ~~DAVIDSON~~x Franklin

Personally appeared before me, Gladys M. Creighton, *a Notary Public in and for said County and State,* Marion H. Mintzer

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 City of Columbus, County of Franklin OHIO ~~XXXXXX~~
this 31st *day of* August, 19 62.

Commission expires May 13, 1963

Gladys M Creighton *Notary Public*

~~[illegible]~~

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