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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Twenty-five hundred and no/100 ($2500.00) DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged,

I, Evelyn Kirshner

have bargained and sold, and by these presents do transfer and convey unto the said Nathan Magid and wife Esther L. Magid

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 7 on the Subdivision of lot No. 27, etc., of the Clifton Plan, as of record in book 161, page 68, Register's Office for said County, described as follows: Beginning in the center of 44th Avenue North, formerly Laughlin Street at the intersection of the center line of said Avenue and the southwesterly right-of-way line of the N. C. & St. L. R. R., being the northeast corner of lot No. 8 on said plan; thence with the center of said Avenue, being the line between said lots Nos. 7 and 8 southwardly 200.3 feet to the southeast corner of said lot No. 8; thence south 88 1/4° east 156.5 feet to said right-of-way line; thence with same, northwestwardly to the beginning. Being the same property conveyed to Evelyn L. Kirshner of record in book 2010 page 127 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 Nathan Magid and wife Esther L. Magid

their heirs and assigns, forever.

And I do covenant with the said Nathan Magid and wife Esther L. Magid 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 1962 taxes which have been prorated and assumed by the convuyee and easement for right-of way of 44th Avenue North lying within boundaries of premises as hereinabove described. And I, Evelyn Kirshner

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Nathan Magid and wife Esther L. Magid

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 5th day of September, 1962

Evelyn Kirshner

G 357