K 3459

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

Cash in hand and other good, valuable, and sufficient consideration, the receipt of which all is hereby acknowledge.

I, Grace M. Willis, *have bargained and sold, and by these presents do transfer and convey unto the said* Herman Ruben and wife, Rose Ruben

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. 423 and a part of lot No. 422 in the Plan of Maury & Claiborne's Addition to Nashville, as of record in book No. 21, pages 84 and 85, Register's Office for said County, described as follows: Beginning at a point in the south margin of Lafayette Street, as widened, the same being in the dividing line of lots Nos. 423 and 424, running thence southwardly 145 feet to the north line of an alley; thence along the north margin of the alley 84 feet to a point in the east margin of Claiborne Street; thence north with the margin of Claiborne Street 42 1/2 feet to a post; thence east 21 feet and 3 inches to a stake; thence north parallel to Claiborne Street to a point in the southerly margin of Lafayette Street, as widened; thence east along the southerly margin of Lafayette Street, as widened, 58 feet, more or less, to the beginning. Being the same real property conveyed to Grace M. Richards and Herberto A. Richards, by deed from A. Steinberg and wife, dated August 24, 1945, filed September 24, 1945, and recorded in book 1335, page 307, said Register's Office, and devised by Herberto A. Richards to Grace M. Richards, by will dated October 15, 1956, probated March 19, 1957, and recorded in Will Book 69, page 361, County Court for said County; the said Grace M. Richards having since remarried and is now Grace M. Willis.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herman Ruben and wife, Rose Ruben
their *heirs and assigns, forever.*

And I *do covenant with the said* Herman Ruben and wife, Rose Ruben *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.

And I, Grace M. Willis, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Herman Ruben and wife, Rose Ruben, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand this* 26th *day of* October, *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.*

Grace M. Richards Willis

*STATE OF TENNESSEE }
COUNTY OF DAVIDSON }*

Personally appeared before me, C. A. Buchman, *a Notary Public in and for said County and State,* Grace M. Willis, *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: Nashville, *Tennessee,* this 26th *day of* October, *19* 62.

C. A. Buchman *Notary Public*

Commission expires 5-2764

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record the 26 day of OCT A.D. 19 62 at 2:32 o'clock P.M.
Noted in Book 2013 Page 220
Recorded in Book 2013 Page 284
Recording Fee
Register
Deputy Reg.

26 28644

WARRANTY DEED
FROM
GRACE M. WILLIS
TO
HERMAN RUBEN
AND WIFE
ROSE RUBEN

G 284