BK 3461

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

cash in hand paid, and other valuable consideration

We, Sam Garfinkle and wife Eva R. Garfinkle

have bargained and sold, and by these presents do transfer and convey unto the said James Alaster Mitchell and wife Mary T. Mitchell

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

Being the northerly 35 feet of the southerly 100 feet and the easterly 242 feet of Block No. 11 on the Map of Clifton Plan of Lots, as of record in book 21, page 35, Register's Office for said County, described as follows: Beginning at a stake in the westerly margin of 39th Avenue North, said point being located N. 2° East 410.5 feet from the northerly margin of Delaware Avenue; running thence S. 88° west with old rock fence 242.0 feet to easterly margin of a 20 foot alley (not constructed); thence with said alley North 2° east 35.0 feet to a stake; thence No. 88° east 242.0 feet to a stake in the westerly margin of 39th Avenue North S. 2° west 35.0 feet to the point of beginning, according to a survey and plat by Morris H. Hickerson dated February 16, 1952.
Being the same property conveyed to Sam Garfinkle by deed of record in book 3432, page 563, 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 James Alaster Mitchell and wife Mary T. Mitchell their heirs and assigns, forever.

And we do covenant with the said James Alaster Mitchell and wife Mary T. Mitchell 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, except taxes for 1962, subject to which this conveyance is made.

And we, Sam Garfinkle and wife Eva R. Garfinkle do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Alaster Mitchell and wife Mary T. Mitchell their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of October Nov., 1962

Sam Garfinkle

Eva R. Garfinkle

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