K 3503

For and in consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

cash in hand paid by JAMES BERNARD BRADLEY AND WIFE, JESSIE E. BRADLEY

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, ALVIN W. BERLIN AND WIFE, CLAUDINE W. BERLIN,

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 westerly 60 feet of the southerly 130 feet of Block 12 on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County.

Said part of said Block 12 fronts 60 feet on the northerly side of Nevada, formerly Third Avenue, and runs back between parallel lines with the easterly margin of 53rd Avenue North, formerly 12th Street, 130 feet to a dead line, together with all right title and interest in and to an easement 6 feet in width along the west line of the north 50 feet of the west 60 feet of the south 180 feet of Block 12, that was created for a sewer line easement by an instrument of record in Book 2141, page 185, said Register's Office.

Being the same property conveyed to Alvin W. Berlin and wife, Claudine W. Berlin, by deed from Raymond T. Snoddy and wife, as of record in Book 2245, page 383, 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.

Wherever 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 January 19 63

Claudine W. Berlin — Alvin W. Berlin

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, the within named Alvin W. Berlin and wife, Claudine W. Berlin

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 January, 19 63.

Commission expires January 30-1963 — H. B. Duncan, Notary Public.

Warranty Deed

From ALVIN W. BERLIN, ET UX.

To JAMES BERNARD BRADLEY, ET UX.

REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO., BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of JAN A.D. 1963 at 11:32 o'clock
Noted in Book 4419 Page 221
Recorded in Book
Recording Fee $2.75
By Kelly McCoy Deputy Reg.

Published by TENNESSEE TITLE COMPANY NASHVILLE, TENNESSEE

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STATE TAX 1463
PROBATE
TOTAL $ 1515.00
JAN 29 1963
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