K 3506

For and in consideration of the sum of ---------$10.00---------
---------TEN & NO/100---------DOLLARS ($10.00),
cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged, and in fulfillment of all the terms, conditions and stipulations contained in an instrument entitled "Articles of Agreement", dated March 7, 1957, by and between the Grantors and Grantees herein, of record in Book 2040, page 109, Register's Office for Davidson County, Tennessee,

(Escrow account and hazard insurance are hereby transferred with this deed.)
We, S.K. Grayson and wife, Frances E. Grayson,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Arnolds Strauss and wife, Irena Johanna Strauss

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being Lot No. 111 on the Plan of Twin Lawn Subdivision, of record in Book 2331, page 6, Register's Office for Davidson County, Tennessee, and more particularly described as follows:- Beginning at a point in the northerly margin of Twin Lawn Drive, the same being the southeast corner of Lot No. 111; thence in a northerly direction along the line between said Lot No. 111 and Lot No. 110, the common corner of Lots Nos. 111, 112, and 110, thence in a northeasterly direction along the line between Lots Nos. 112 and 110, 100 feet to a point in the southwest corner of Lot No. 113; thence in a southeasterly direction 95.0 feet to a point; thence in a southerly direction along the arc of a curve 31.3 feet to a point in the northerly margin of Twin Lawn Drive; thence in an southwesterly direction 75.0 feet along said margin to the point of beginning.

Being the same property conveyed to S.K. Grayson and wife, Frances E. Grayson by deed from Herbert Pittman and wife, Rosalie Pittman, of record in Book 2329, page 201, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2331, page 111, said Register's Office and easements and set-back lines of record in Book 1001, page 1, said Register's Office for Davidson County, Tennessee, etc.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except [illegible] recorded in Book 2331, page 111, Register's Office for Davidson County, Tennessee. [illegible] for the year 1963, a charge not yet due and payable.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 25th day of February 1963.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, The Undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named S.K. Grayson and wife, Frances E. Grayson, the bargainor(s), 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, the 25th day of February, 1963.

My commission expires: May 17 1963

Notary Public

20 49104
WARRANTY DEED
From
S.K.Grayson et ux
To
Arnolds Strauss and wife,
Irena Johanna Strauss

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 25 day of FEB 1963 A.D. at 1:20 o'clock P.M.
Noted in Book 10 Page 57C
Recorded in Book 3506 Page 491
Recording Fee $2.00
Witness my hand
Register
By Deputy Reg.

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
THREE DOLLARS AND THIRTY CENTS

NASHVILLE TITLE COMPANY

PG 491