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THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED PARCEL No. 15-D Ward 10-3100

Send Tax Notices to Lilly Mai Klein; 805 Fairwin Avenue

For and in consideration of the sum of ($10.00) TEN and - - - - - - - - - - - - 00/100 **DOLLARS**

cash, paid to me by Lilly Mai Klein, together with other valuable and sufficient consideration, the receipt of all of which is hereby acknowledged, I, SarahF. Anglin Pitt, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Lilly Mai Klein, her **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 40 on the Map of Eskridges Subdivision of part of the W. E. Franklin property as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 60 feet on the Northerly margin of Fairwin Avenue and extends back between parallel lines 160 feet, more or less, to a dead line in the rear.

Being the same real property conveyed to H. G. Pitt (now deceased) and wife, Sarah F. Anglin Pitt, by deed from H. W. Eskridge and wife Martha Franklin Eskridge, of record in Book 1011, at page 45, said Register's Office. (All taxes for the year 1963 are assumed by the purchaser hereof)

Said property is conveyed and accepted, subject to all restrictive covenants of record pertaining thereto.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lilly May Klein, her **heirs and assigns, forever.**

And I **do covenant with the said** Lilly ~~Mai~~ Klein **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.**

And I, Sarah F. Anglin Pitt, a widow **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Lilly Mai Klein, her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand** on ~~this~~ 23rd **day of** April, 1963

Sarah F. Anglin Pitt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Eunice J. Pearson, **a Notary Public in and for said County and State, the within named** SarahF. Anglin Pitt

the 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 office, this 23rd **day of** April, 19 63

Commission expires November 15, 1963

Eunice J. Pearson
Notary Public

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