K 3536

For and in consideration of the sum of Five Thousand Five Hundred and No/100 -------- ($5,500.00) ---------- *DOLLARS*

cash in hand paid by Julius Doochin and wife, Sonia Doochin, the receipt of which is hereby acknowledged,

We, Louis Francis Mrzena and wife, Ann Mrzena,

have bargained and sold, and by these presents do transfer and convey unto the said Julius Doochin and wife, Sonia Doochin, their

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

Being the northerly one-half of lot No. 104 and the southerly 21 feet of lot No. 105 on the Plan of D. T. McGavock's First Addition, as of record in book 10, pages 606, 607, 608 and 609, Register's Office for said County.
Said parts of lots Nos. 104 and 105 front together 68.5 feet on the westerly side of Sixth Avenue North, formerly High Street, and extend back between parallel lines 175 feet to an alley.
Said property was devised to Louis Francis Mrzena by will of Annie Mrzena, deceased, of record in Will Book 72, page 405, County Court for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Julius Doochin and wife, Sonia Doochin, their

heirs and assigns, forever.

And we *do covenant with the said* Julius Doochin and wife, Sonia Doochin

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 for taxes for the year 1963 which are prorated and assumed by grantees.

And we, Louis Francis Mrzena and wife, Ann Mrzena,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Julius Doochin and wife, Sonia Doochin, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our *hands this* 23rd *day of* April, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louis Mrzena
Ann Mrzena

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State,* Louis Francis Mrzena and wife, Ann Mrzena,

the within named 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* 29 *day of* April, 1963

Alice McMahon *Notary Public*

Commission expires April 25, 1966

WARRANTY DEED
FROM 59989
Louis Francis Mrzena, et ux
TO
Julius Doochin, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Continental Title Company

PG 71