BK 3569

4/30 61525

WARRANTY DEED

FROM

[illegible], et ux

TO

RICHARD J. ESKIND, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received this 24 day
of MAY A.D. 1963 9 A.M.
Noted in Book 10 Page 325
Recorded in Book — Page —
Recording Fee $2.25
Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

For and in Consideration of the sum of ---------Ten And NO/100---------
---------($10.00)---------*DOLLARS*
cash in hand paid, and other good and valuable consideration, including the exchange of other property, the receipt of which is hereby acknowledged,

we, Joan Liff, and wife, Nina Liff,
have bargained and sold, and by these presents do transfer and convey unto the said [illegible],
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 64 on the Plan of Hillwood Estates, Section 3, as of record in Book 2133, page 55, Register's Office for said County.

Said Lot No. 64 fronts 201.50 feet on the Westerly side of Jocelyn Hollow Road and runs back 177.6 feet on the Northerly line and 347.6 feet on the Southerly line, to a back line, measuring 256.7 feet thereon.

Being the same real property conveyed to Joan Liff and wife, Nina Liff, by deed from Ross H. Bryan and wife, dated August 29, 1956, filed September 5, 1956, and recorded in Book 2533, page 89, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2249, page 299, Register's Office for Davidson County, Tennessee; Owner's certificate, utility easement and building setback line as shown on Plan of record in Book 2133, page 55, Register's Office for Davidson County, 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 RICHARD J. ESKIND, and wife, JANE G. ESKIND,
their heirs and assigns, forever.
And we *do covenant with the said* RICHARD J. ESKIND, and wife, JANE G. ESKIND, *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 by restrictive covenants, Owner's certificate, utility easement and building setback line and taxes for the year 1963, subject to which this conveyance is executed.

PG 525