BK 3570

DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and the love and affection which I have for my daughter, Aileen A. Lassiter, I, Effie Lassiter, have bargained and sold, and by these presents do transfer and convey unto the said Aileen A. Lassiter, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 113 in Sharp & Horn's First Addition to northeast Nashville, a plan of which is of record in Book 57, page 152, R.O.D.C.
>
> Said Lot No. 113 fronts 50 feet on the westerly side of Stainback Avenue, and extends back westerly between parallel lines 167½ feet to an alley in the rear. This property is improved and known as 1220 Stainback Avenue. Being the same property conveyed to Draper Lassiter and wife, Effie Lassiter by deed from W. A. Davis and wife, Jessie Davis, of record in Book 509, page 604, Register's Office for Davidson County, Tennessee, the said Draper Lassiter having since died and said property having been conveyed to him and to Grantor and to the survivor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Aileen A. Lassiter, her heirs and assigns, forever.

And I do covenant with the said Aileen A. Lassiter 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 except for State and City taxes for 1963 which Grantee, by the acceptance of this deed, assumes and agrees to pay.

And I, Effie Lassiter, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Aileen A. Lassiter, her heirs and assigns against the lawful claims of all persons whomsoever.

Edna Lassiter Dickerson and Estelle Lassiter Polk, being the only children of Draper Lassiter and wife, Effie Lassiter other than Grantee hereby join in the execution of this deed for the purpose of transferring and conveying unto the said Aileen A. Lassiter any and all right, title and interest that they or either of them may have in and to the property which is hereinbefore described.

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