K 3571

For and in consideration of the sum of $ Thirty-two Thousand ($32,000.00) Dollars, represented by a payment of Ten Thousand One Hundred Nine and 96/100 DOLLARS ($10,109.96), cash in hand paid by Herman J. Kaplan and wife, Irma Kaplan, the receipt of which is hereby acknowledged, and the assumption by the said Herman J. Kaplan and Irma Kaplan of the first mortgage indebtedness owing to Phoenix Mutual Life Insurance Co., the present balance of said indebtedness being $21,890.04, and other valuable considerations, the receipt and sufficiency of all which are hereby acknowledged, I, Hilda W. Shyer, widow of Michael J. Shyer,

have bargained and sold, and by these presents do transfer and convey unto the said Herman J. Kaplan and wife Irma Kaplan 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. 20 on the Plan of a Re-Subdivision of part of the Royal Oaks Subdivision, as of record in Book 1424, page 31, Register's Office for said County, described according to a survey made by T. R. Sanford, Surveyor, dated September 20, 1961, as follows:

Said Lot No. 20 fronts 150 feet on the easterly side of Sunnybrook Drive, formerly Altamont Avenue and extends back 326.27 feet on the northerly line, and 324.07 feet on the southerly line, to a line in the rear on which it measures 150 feet, SUBJECT to restrictive covenants of record in Book 1557, page 558, RODC, Tennessee, and Easements of record in Book 1424, page 31, RODC.

Being the same property conveyed to Hilda W. Shyer by deed from Gary Cooper and wife, of record in Book 3284, page 133, RODC, 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 Herman J. Kaplan and Irma Kaplan, their heirs and assigns, forever.

And I do covenant with the said Herman J. Kaplan and Irma Kaplan 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 1963 taxes which are to be pro-rated, and Phoenix Mutual mortgage assumed herein.

And I do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Herman J. Kaplan and Irma Kaplan their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 5th day of June, 1963.

Hilda W. Shyer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nella C. Lemmons, a Notary Public in and for said County and State, the within named Hilda W. Shyer

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 Nashville, Tennessee, this 5th day of June 1963

Commission expires

Nella C. Lemmons
Notary Public

CLERK'S

WARRANTY DEED
FROM Hilda W. Shyer
66821
TO N. J. Kaplan

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
A.D. 1963 October
Recorded in Book
Recording Fee

TITLE COMPANY

PG 455