K 3572

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS cash in hand paid by Alfred English and wife, Pauline Covington English, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Lillian Hertzka Pullias Fuqua, have bargained and sold, and by these presents do transfer and convey unto the said Alfred English and wife, Pauline Covington English, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 265 and the easterly 10 feet of Lot No. 266 on the Map of Belmont Land Company's Plan, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.
Said lot and part of lot adjoin and front together 76 feet on the northerly side of Rosewood Avenue and run back between lines 170 feet to an alley in the rear, measuring 80 feet, more or less, thereon; the east line of lot No. 265 running back along the west margin of a 15 foot alley.
Being the same real property conveyed to Lillian Hertzka Pullias, now Fuqua, by deed from William M. Fike and wife, of record in book 1910, page 145, said Register's Office.

This conveyance is made subject to easement for sewer as shown on the plans in the office of the department of public works of the Metropolitan Government of Nashville, 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 Alfred English and wife, Pauline Covington English, their heirs and assigns, forever.

And I do covenant with the said Alfred English and wife, Pauline Covington English, 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 taxes for 1963 which are prorated and assumed by the grantees.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Alfred English and wife, Pauline Covington English, their heirs and assigns against the lawful claims of all persons, whomsoever. Witness my hand this 7th day of June, 1963, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lillian Hertzka Pullias Fuqua

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, Lillian Hertzka Pullias Fuqua, 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 June, 1963.

Alice M. Mahon Notary Public

NOTARIAL SEAL

My Commission Expires: April 27, 1966

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