K 3572

WARRANTY DEED

For and in consideration of the sum of Twenty Thousand and no/100 ($20,000.00) *DOLLARS*

cash in hand paid by James L. Taylor and wife, Allene Taylor, the receipt of which is hereby acknowledged,

I, Flossie L. Lefkovits,

have bargained and sold, and by these presents do transfer and convey unto the said James L. Taylor and wife, Allene Taylor, their

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

Being the easterly 80 feet of lot No. 29 of Block No. 7 on the Plan of Richland Realty Company's Division "A". Said plan is of record in book 161, page 151, Register's Office for said County, and shows said property divided into blocks, but does not show the subdivision of blocks into lots.
According to a printed copy of an unregistered plan subdividing said blocks into lots, said part of lot No. 29 fronts 80 feet on the northerly side of West End Avenue and runs back between parallel lines 200 feet to the southerly line of lot No. 30, the easterly line of said property being parallel with and 200 feet west of the westerly margin of Craighead Street.
Being the same real property conveyed to Flossie L. Lefkovits by deed from Ruth Cummings, Trustee, of record in book 1218, page 272, said Register's Office.

This conveyance is made subject to easement for 8-inch sewer shown as Sewer 295-A on plans in the office of the Department of Public Works of the Metropolitan Government of Nashville and 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 James L. Taylor and wife, Allene Taylor, their

heirs and assigns, forever.

And I *do covenant with the said* James L. Taylor and wife, Allene Taylor

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* James L. Taylor and wife, Allene Taylor, their

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

Witness my *hand* this 13th *day of* June, 19 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Flossie L. Lefkovits

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State,* Flossie L. Lefkovits,

the within bargainer, 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 13th *day of* June, *19* 63.

Alice McMahon, *Notary Public*

My Commission Expires April 25, 1966

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