K 3575

Book 3575 Page 587

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - TEN - $10.00 - - - - - - - - - - - DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged from Olena G. Smith, a widow, we, Herman Lee Justice, and Mary Lee Justice, co-conservators of the estate of Kizzie Justice, incompetent,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Olena G. Smith, a widow,

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

Being Lot No. 12 in Block 16 in the unrecorded plan of Sylvan Park Subdivision of West Nashville. Said lot is more fully described as follows: - Beginning at a point in the east margin of Fourth Street extended, as laid out in Charlotte Park Company's First Addition, which is of record in Book 57, page 107, R.O.D.C., said point being the northeast corner of Fourth Street, extended, and Ninth Avenue; running thence eastwardly along the north margin of said Ninth Avenue sixty (60) feet to a point; thence northwardly and parallel to Fourth Street one hundred sixty (160) feet to the south margin of a twenty (20) foot alley; thence westwardly along the south margin of said alley sixty (60) feet to the east margin of Fourth Street; thence along the east margin of said Fourth Street one hundred and sixty (160) feet to the point of beginning.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Olena G. Smith her heirs and assigns, forever.

And we do covenant with the said Olena G. Smith 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 as of record.

And we, Herman Lee Justice and Mary Lee Justice, Co-conservators, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Olena G. Smith her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of June, 19 63

Herman Lee Justice
Co Conservators of the Estate of
Kizzie Justice

Mary Lee Justice

G 587