K 3619

For and [illegible] and other good and valuable ($10.00) ----------

DOLLARS

cash in hand paid by Fred Walker, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Harry Lefkovits and wife, Flossie Lefkovits,

have bargained and sold, and by these presents do transfer and convey unto the said Fred Walker, his

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

Being parts of lots Nos. 15, 16 and 17 of Block "L" on the Plan of the Hermitage Addition to Nashville, as of record in book 57, pages 42 and 43, Register's Office for said County, being also parcel "A" and part of parcel "B" on a survey made by W. W. Turner Company, Engineers, November 29, 1951, described together as follows: Beginning on the southerly margin of Hermitage Avenue, formerly Fillmore Street, at the corner of Lots Nos. 15 and 16; thence with said Avenue north 52° 04' east 28.7 feet; thence north 67° 09' east 77.6 feet to an iron pin; thence south 22° 51' east 85 feet; thence south 63° 34' east 46.2 feet to the northwesterly margin of Fain Street; thence with said Street, south 26° 41' west 52.1 feet; thence north 56° 08' west 175 feet to the beginning.
Being the same real property conveyed to Harry Lefkovits by deed from John White and wife, of record in book 2274, page 601, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred Walker, his

heirs and assigns, forever.

And we *do covenant with the said* Fred Walker

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 taxes for 1963 which are prorated and assumed by the grantee.

And we

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Fred Walker, his

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

Witness our *hand* s *this* 11th *day of* September, 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.*

Harry Lefkovits

Flossie Lefkovits

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lonnie E. Wilson, *a Notary Public in and for said County and State,* Harry Lefkovits and wife, Flossie Lefkovits,

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 12 *day of* September, *19* 63.

Lonnie E. Wilson *Notary Public*

Commission expires My Commission Expires Oct. 28, 1964



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