BK 3674

WARRANTY DEED

THIS FORM FURNISHED BY NATIONWIDE TITLE CO.

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - - -
TEN-AND-No/100 - DOLLARS

Cash in hand paid by Mary Catherine Diskin, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Frank Brumbach, a widower

_____ have bargained and sold, and by these presents do transfer and convey unto the said Mary Catherine Diskin

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

Land in Davidson County, Tennessee, being Lot No. 9 and the westerly ½ of Lot No. 10, on the Map of Bixler's Subdivision in the 11th Civil District of said County, and described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, at the corner of Lots Nos. 8 and 9; this point being 420 feet west of the westerly margin of Hankins Street; thence with the line between said lots, northerly, parallel to the westerly margin of Hankins Street, 200 feet to a point; thence easterly, parallel to the northerly margin of Old Hickory Boulevard, 150 feet to a point; thence southerly 200 feet to the northerly margin of Old Hickory Boulevard; thence with the margin of the same, westerly 150 feet to the point of beginning.

Being the same property conveyed to Frank Brumbach and wife, Cynthia W. Brumbach, by deed from J. R. Duke and wife, Nina Duke, of record in Book 1562, page 485, said Register's Office; the said Cynthia W. Brumbach being deceased, the fee simple title to said property vested in Frank Brumbach, as the surviving tenant by the entirety.

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

And I do covenant with the said Mary Catherine Diskin
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.

And I, Frank Brumbach
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mary Catherine Diskin
her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this day of January, 19 64

Frank Brumbach

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