K 3703

138 Book 3703 Page 138

WARRANTY DEED

For and in consideration of the sum of Sixteen Thousand Nine Hundred Fifty and No/100 ---------- ($16,950.00) ---------- *DOLLARS*

cash in hand paid by Heinrich Meyer and wife, Sibylle Meyer, the receipt of which is hereby acknowledged,

We, Ronald E. Sleeth and wife, Natalie W. Sleeth,

have bargained and sold, and by these presents do transfer and convey unto the said Heinrich Meyer and wife, Sibylle Meyer, their

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

Being lot No. 17 and part of Harcum Avenue, now closed, on the Plan of M. N. Young's Park View Subdivision, as of record in book 547, page 173, Register's Office for said County, described as follows:
Beginning on the northerly margin of Frances Avenue, at the corner of lots Nos. 16 and 17; thence with the line between said two lots, northerly 164 feet; thence easterly 125 feet to the center of Harcum Avenue, now closed; thence with the same, southerly 164 feet to the northerly margin of Frances Avenue; thence with the same, westerly 125 feet to the beginning.
Being the same real property conveyed to Ronald E. Sleeth and wife, Natalie W. Sleeth, by two deeds, one from Richard G. Belcher and wife, of record in book 2693, page 37, and the other from Oscar B. Gentry, et al, of record in book 2926, page 2, 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 Heinrich Meyer and wife, Sibylle Meyer, their

heirs and assigns, forever.

And we *do covenant with the said* Heinrich Meyer and wife, Sibylle Meyer

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 for taxes for the year 1964 which are prorated and assumed by grantees.

And we, Ronald E. Sleeth and wife, Natalie W. Sleeth

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Heinrich Meyer and wife, Sibylle Meyer, their

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

Witness our *hands this* 28th *day of* February, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronald E. Sleeth

Natalie W. Sleeth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* Ronald E. Sleeth and wife, Natalie W. Sleeth

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

Witness my hand and official seal at Nashville, *Tennessee, this* [illegible] *day of* March, 1964

RICHARD G. BELCHER NOTARY PUBLIC DAVIDSON COUNTY

Commission expires July 22 1967

[illegible] *Notary Public*

Compliments of
Guaranty Title Co.
A Division of

Filed for record 10 MAR A.D. 1964 o'clock
Recorded in Book [illegible] Page
Recording Fee $ 2.00
By [illegible] D.C.

STATE OF TENNESSEE
COUNTY

WARRANTY DEED
FROM
Ronald E. Sleeth, et ux
TO
Heinrich Meyer, et ux
18101

PG 138