K 3706

For and in consideration of the sum of TEN and no/100 ($10.00) . . . . . *DOLLARS*

Cash in hand paid and other good and valuable considerations, paid by my wife, Annette R. Bernow, the receipt of all of which is hereby acknowledged.

I, Sam Bernow

have bargained and sold, and by these presents do transfer and convey unto the said Annette R. Bernow,

her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tenn~~ess~~ described as follows:* Such interest as will create an estate by entireties in and to the land described as follows:

Land in Davidson County, Tennessee, being lot No. 1 on the map of J. W. Lawless' Subdivision of lot No. 145 of the Boyd Home Tract, as of record in Book 101, page 30, Register's Office for said County.
Said Lot No. 1 fronts 101 feet on the southerly side of Broadway, formerly Broad Street, and runs back 203.1 feet on the westerly line and 224.7 feet on the easterly line with the westerly margin of 19th Avenue South, formerly Douglas Avenue, to the northerly margin of Division, formerly Shields, Street, measuring 52 feet thereon.
Being the same property conveyed to Sam Bernow by deed from Mrs. Josephine Frank et al., of record in Book 1312, page 297, said Register's Office.

This conveyance is made pursuant to the provisions of the laws of the State of Tennessee and for the express purpose of creating an estate by the entirety in the above described land in the said Sam Bernow and wife, Annette R. Bernow so that the entire property, upon the death of either will go to the other.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Annette R. Bernow,

her *heirs and assigns, forever.*

And I *do covenant with the said* Annette R. Bernow

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, Sam Bernow

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Annette R. Bernow

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

Witness my *hand this* 22nd *day of* April, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on the day and date.*

HENRY B. CLARK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sam Bernow
Sam Bernow

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Henry B. Clark, *a Notary Public in and for said County and State,* Sam Bernow

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

Witness my hand and official seal at Nashville, *Tennessee, this* 22nd *day of* April, *19* 64.

Henry B. Clark *Notary Public*

Commission expires 3-24-1967

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of APR A.D. 1964 at 8:45 o'clock A.M.
Noted in Book 1707 Page 518
Recorded in Book 2147 Page 518
Recording Fee $ 2.50
Register
By Deputy Reg.

Henry B. Clark and Son
Realtors
SALES—APPRAISALS—RENTALS
INSURANCE
TELEPHONE AL 5-2721
THIRD NATIONAL BANK BLDG.
NASHVILLE 3, TENNESSEE

WARRANTY DEED
FROM
Sam Bernow
TO
Annette R. Bernow

22586

G 518