BK 3709

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 CARL E. WOOD and wife, ELEANOR ANNE WOOD, the receipt of which is hereby acknowledged,

FLORENCE BEIN ESKIND, acting by and through RICHARD J. ESKIND, her legally appointed and constituted attorney-in-fact, has bargained and sold and by these presents does transfer and convey unto the said CARL E. WOOD and wife, ELEANOR ANNE WOOD, their heirs and assigns, a certain tract or parcel of land lying in Davidson County, State of Tennessee, and described as follows, to-wit:

Being Lot No. 3 and the northerly part of Lot No. 2, Block "D", Cherokee Park, Section I, as of record in Book 547, Pages 169 and 170, Register's Office for said County.

Said lot and part of said lot adjoin and front together 110 feet on the easterly side of Mockingbird Road, and extends back 169 feet, more or less, on the southerly line of part of Lot No. 2, and 182.8 feet on the northerly line of Lot No. 3, to a dead line in the rear on which they measure 113 feet.

Being part of the property conveyed to Florence Bein Eskind, by deed from Mrs. Robert Porter Morgan and husband, as of record in Book 1191, Page 249, Register's Office for said County.

Send tax notices to Carl E. Wood, Mockingbird Road, Nashville, Tennessee.
Tax Parcel No. W26-3490.
The above property is improved.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said CARL E. WOOD and wife, ELEANOR ANNE WOOD, their heirs and assigns, forever.

The said FLORENCE BEIN ESKIND does covenant with the said CARL E. WOOD and wife, ELEANOR ANNE WOOD, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except by a 50 foot setback line from Mockingbird Road and a 5 foot easement for utilities along the northeasterly rear line of said lot, as shown on Plan of Record in Book 547, Pages 169 and 170, Register's Office for said County, and sewer easement, subject to which this convevance is executed and taxes for the year 1964, which have been prorated and assumed by the Grantees herein.

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