K 3765

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, Mrs. Exie F. Whiteside, a widow, have this day bargained and sold, and do hereby sell, transfer and convey unto Charles H. Kistner, and wife, Mary Ann Kistner, as tenants by the entirety, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northeast corner of lot No. 2, all of lot No. 3 except the northeast corner thereof, and the southwest corner of lot No. 4 on the Plan of E.S. Priest's Subdivision of three acres and 8 poles of East Edgefield Plan, as of record in Book 161, page 43, Register's Office for said County described as follows: Beginning on the southerly margin of Woodland Street, formerly Lindsley Avenue at a point 100 feet easterly from the easterly margin of 13th Street being 1 foot westerly from the corner of lots Nos. 2 and 3; thence southerly in a straight line 193 feet 5⅛ inches, more or less, to a point on the northerly Margin of an alley 3 feet easterly from the southwest corner of said lot No. 3; thence with the northerly margin of said alley easterly 51 feet to a point 4 feet easterly from the corner of lots Nos. 3 and 4; thence northerly in a straight line 200 feet and 2 inches, more or less, to a point on the southerly margin of Woodland Street 2½ feet westerly from the corner of lots Nos. 3 and 4; thence with the southerly margin of said street, westerly 49 feet to the beginning. Being the same property conveyed to Homer D. Whiteside and wife, Exie F. Whiteside by Deed of Record in Book 2084, Page 344 of the Register's Office of Davidson County, Tennessee, and the said Homer D. Whiteside being now deceased, the title to the above described property is vested in his wife, the said Exie F. Whiteside by right of survivorship.

TO HAVE AND TO HOLD the above described real estate together with all rights, title, interest, easements, appurtenances and hereditaments thereunto belonging and pertaining unto the said Charles H. Kistner and wife, Mary Ann Kistner, as tenants by the entirety, their heirs and assigns, forever.

I COVENANT with the said Charles H. Kistner and wife, Mary Ann Kistner, that I am lawfully seized and possessed of the above described real estate, have a good and lawful right to sell and convey the same, and that it is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and legal representatives to warrant and forever defend the title to the above described tract of land unto the said Charles H. Kistner and wife, Mary Ann Kistner, their heirs and assigns, against the lawful claims of all persons whomsoever.

The taxes for the year 1964 are to be prorated.

Witness my hand, this 30th day of May, 1964.

PG 321