WARRANTY DEED

BOOK 3804 PAGE 608

For and in consideration of the sum of ***TEN AND NO/100**

($10.00) *DOLLARS*

cash in hand paid to Grantors by Grantees, and other good and sufficient consideration, the receipt of all of which is hereby acknowledged, we, Donald G. Stuck and wife, Mary E. Stuck

_____ *have bargained and sold, and by these presents do transfer and convey unto the said* Sidney Fleischer and wife, Becca C. Fleischer, their

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

Land in Davidson County, Tennessee, being lot No. 36 on the Plan of Russwood Heights, as of record in book 2133, pages 12 and 13, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of Trimble Road at the northwest corner of lot No. 35 on said plan; thence with the line between said lots Nos. 35 and 36, southeastwardly 218 feet to the common corner of lot Nos. 34 and 35; thence with the line between said lots Nos. 34 and 36, northeastwardly 166.4 feet to the northeast corner of said lot No. 34; thence north 0° 05' east 74 feet to the southeast corner of lot No. 37 on said plan; thence with the line between said lots Nos. 36 and 37, westwardly 358.8 feet to the easterly margin of said road; thence with same, sothwestwardly 112 feet to the beginning.

Being the same real property conveyed to Donald G. Stuck and wife, Mary E. Stuck, by deed from Hoyte Kitsos and wife, dated January 5, 1956, filed January 6, 1956, and recorded in book 2488, page 25, 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 Sidney Fleischer and wife, Becca C. Fleischer, their *heirs and assigns, forever.*

And we *do covenant with the said* Sidney Fleischer, et ux

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:

Easement and setback line as shown on plan of record in book 2133, pp. 12 and 13, Register's Office for Davidson County, Tennessee;
Restrictive covenants recorded in book 2098, p. 60, RODC, Tennessee;
Urban Services District Taxes for 1964.

And we, Donald G. Stuck and wife, Mary E. Stuck

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Sidney Fleischer, et ux their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*S *this* 21 *day of* August, *19*64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald G. Stuck

Mary E. Stuck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State,* Donald G. Stuck and wife, Mary E. Stuck

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

Witness my hand and official seal at Nashville, *Tennessee, this* 21 *day of* August, *19*64

Alice McMahon *Notary Public*

Commission expires April 25, 1966

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

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

Witness my hand and official seal at....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE TAX $ 31.50
PROBATE 50
TOTAL $ 32.00

AUG 24 1964

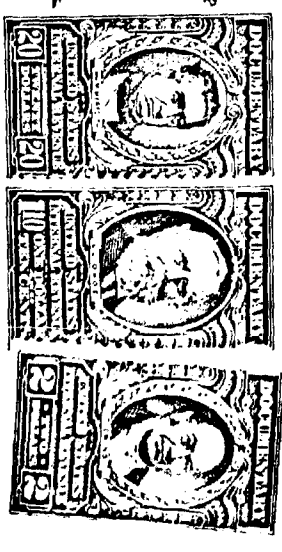
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 24 1964
CT

47479

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 24 9 38 AM 64
NOTE BOOK 109 PAGE 765
RECORDING FEE 2.00
DEP. REG. 2



Compliments of
Guaranty Title Company

WARRANTY DEED

FROM

DONALD G. STUCK, ET UX

TO

SIDNEY FLEISCHER, ET UX

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