Standard N.Y.B.T.U. Form 8002 • 6-58-50M — Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

BOOK 3833 PAGE 81

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

Send Tax Bills to Leon Strauss, 6492 Currywood Drive

MAP 115-12 PAR 33 ew

THIS INDENTURE, made the 30th day of October, nineteen hundred and sixty-four

BETWEEN MARTIN LEVENTHAL and wife, JANE F. LEVENTHAL

party of the first part, and LEON STRAUSS and wife, CHARLOTTE STRAUSS

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Davidson, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of West Meade Village, Section 2, as of record in Book 2331, page 77, Register's Office for said County.

Said Lot No. 28 fronts 166 feet on the westerly side of Robin Hill Road and runs back between lines, 400 feet on the northerly side and 356.4 feet on the southerly side, which is a broken line, to a dead line in the rear measuring 241.7 feet thereon, subject to covenants, restrictions and easements of record.

Being the same property conveyed to Martin Leventhal and wife, Jane F. Leventhal, by deed from Leon Beard and wife, Ruth R. Beard, residents of Tennessee, recorded in Book 3181, page 551, in the Register's Office for Davidson County, Tennessee.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

~~AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.~~

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Martin Leventhal
Martin Leventhal

Jane F. Leventhal
Jane F. Leventhal







State of New York, } ss.:
County of Bronx. }

Form 1

No. 84163

I, JOHN J. HANLEY, County Clerk and Clerk of the Supreme Court, Bronx County, a Court of Record having by law a seal, DO HEREBY CERTIFY, THAT

Hyman Pritchart

whose name is subscribed to the annexed affidavit, deposition, certificate of acknowledgment or proof, was at the time of taking the same a NOTARY PUBLIC in and for the State of New York, duly commissioned and sworn and qualified to act as such throughout the State of New York; that pursuant to law a commission, or a certificate of his official character, and his autograph signature, have been filed in my office; that as such Notary Public he was duly authorized by the laws of the State of New York to administer oaths and affirmations, to receive and certify the acknowledgment or proof of deeds, mortgages, powers of attorney and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in this State, to protest notes and to take and certify affidavits and depositions; and that I am well acquainted with the handwriting of such Notary Public, or have compared the signature on the annexed instrument with his autograph signature deposited in my office, and believe that the signature is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this

day of NOV 6 1964, 19

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John J. Hanley

County Clerk and Clerk of the Supreme Court, Bronx County