K 1712

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Five ($5.00) - - - - - - - - - - - - - - -

- DOLLARS

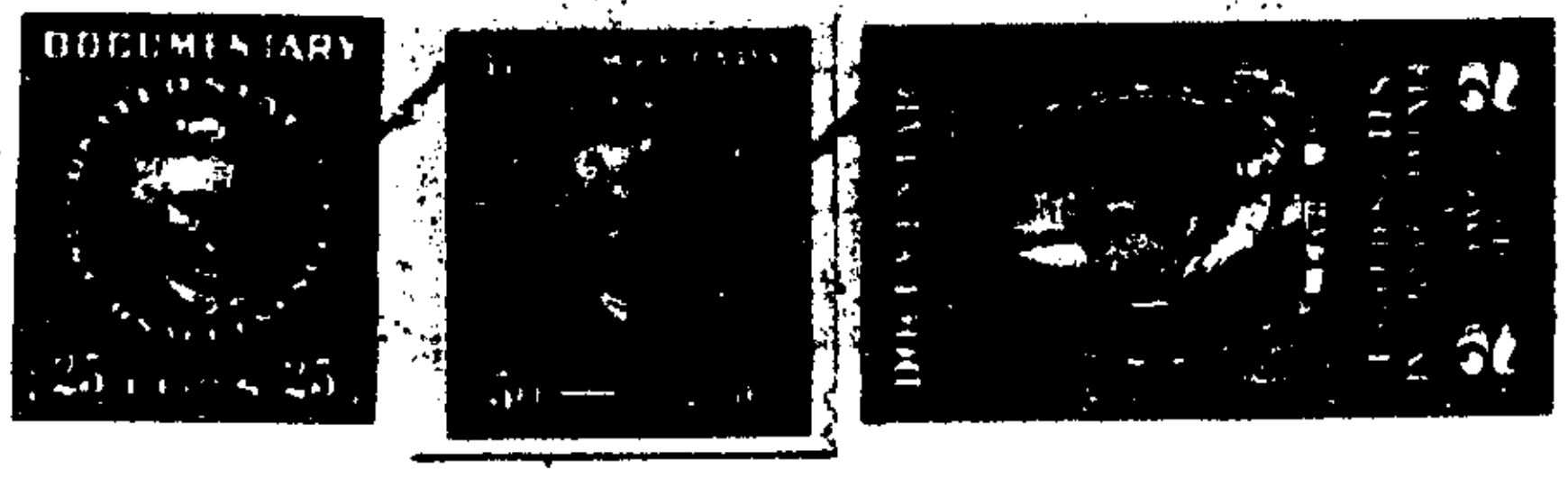
cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Angelo Rottero and wife, Ruth Corbitt Rottero of the balance of an indebtedness in the amount of $3873.55, secured by a deed of trust executed by Allen E. Person and wife, to Herschel Greer, Tr., of record in book 1591, page 373, to secure Guaranty Mtg. Co. of Nashville, one note dated April 14, 1948, for $4000.00, with interest at 4½% per annum, both principal and interest payable $30.60 monthly. Instrument of record in book 1617, page 135, above debt assigned to Prudential Ins. Co.

We, Allen E. Person and wife, Nellie M. Person have bargained and sold, and by these presents do transfer and convey unto the said Angelo Rottero and wife, Ruth Corbitt Rottero, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being part of the east part of Lot No. 62 on the Map of Sunset Park Subdivision, as of record in book 332, page 132, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of West Linden Avenue 50 feet east of the common corner of Lots Nos. 62 and 63; thence northerly parallel to the line between said lots 160.5 feet to a point in the line between Lots Nos. 62 and 99; thence with the line between said lots easterly 68.8 feet to a point; thence southerly 65.5 feet to a point; thence westerly 12 feet; thence southerly 95 feet to the north margin of West Linden Avenue; thence with the margin of the same westerly 50.2 feet to the point of beginning.

Being the same property conveyed to Allen E. Person and wife, Nellie M. Person, by deed from Neil O. Warren and wife, of record in book 1306, page 9, 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 Angelo Rottero and wife, Ruth Corbitt Rottero their heirs and assigns, forever.

And we do covenant with the said Angelo Rottero and wife, Ruth Corbitt Rottero 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 by taxes for the year 1949 which have been pro-rated and assumed by the Grantee.

And we, Allen E. Person and wife, Nellie M. Person do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Angelo Rottero and wife, Ruth Corbitt Rottero their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31 day of March, 1949.

Allen E. Person

Nellie M. Person

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ethelyne Tatom, a Notary Public in and for said County and State, the within named Allen E. Person and wife, Nellie M. Person the 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 31 day of March 1949

Commission expires Oct. 23, 1951

Ethelyne Tatom
Notary Public

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