K 2039

For and in consideration of the sum of One ($1.00) - DOLLARS and other valuable considerations paid by Phillips and Buttorff Manufacturing Company, a Tennessee Corporation, the receipt of which is hereby acknowledged, we, Clark B. Rollins and wife, Emma Rollins, / have bargained and sold, and by these presents do transfer and convey unto the said Phillips and Buttorff Manufacturing Company, its successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly 29 feet of Lot No. 107 and the westerly 25 feet of Lot 108 in Thomas Harding's First Addition to Nashville, as of record in Book 19, page 241, of the Register's Office for Davidson County, Tennessee.

Said parts of Lots 107 and 108 front together 54 feet on the northerly side of Hamilton Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Clark B. Rollins and wife, Emma Rollins, by deed from Mrs. Ella Louise Thoman, et vir, et al, of record in Book 1179, page 121, Register's Office for said County.

Only the lot and building are intended to be conveyed by this instrument, and grantors reserve to themselves all of the equipment, machinery, electric wiring, and installations in connection with the business for which the said building and property has been used, whether affixed to the premises or not, and are hereby given by grantee a reasonable time within which they may detach, dismantle and remove all of said property, and grantors shall not be liable to grantee or any persons whomsoever for any damage to the building or premises by reason of carrying out such removal operations.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phillips and Buttorff Manufacturing Company, its successors, ~~heirs~~ and assigns, forever.

And we do covenant with the said Phillips and Buttorff Manufacturing Company, - 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.

And we, Clark B. Rollins and wife, Emma Rollins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Phillips and Buttorff Manufacturing Company, its successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of February, 1952.

Clark B. Rollins

Emma Rollins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Norma Jean Carlisle, a Notary Public in and for said County and State, the within named Clark B. Rollins and wife, Emma Rollins, - the bargainors, 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 office, this 27th day of February, 1952.

Commission expires July 24, 1955

Notary Public

Form 103-A F. & P. Co.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 13 of MAR 1952 at 11:26 AM
Noted in Book 77 404
Recorded in Book
Recording fee 3.00
JAMES [illegible], Register
By [illegible]

WARRANTY DEED
FROM
Clark B. Rollins, et ux
TO
Phillips and Buttorff Manufacturing Company

G 142