K 2091

ATTORNEY

For and in consideration of the sum of $ 10.00,

\- - - - - - TEN AND NO/100 - - - - **DOLLARS**

Cash in hand paid by the grantees herein, and other good and valuable considerations receipt of which is hereby acknowledged, - - - -

I, J. W. Rouse, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said EDWARD T. GOLDSTEIN and wife, DOROTHY GOLDSTEIN,

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

Being Lot No. 34 on the Plan of Ashcraft's Subdivision of Lot 11 of the Boyd McNairy Plan, as of record in Book 57, page 49, Register's Office for said County.

Said Lot 34 fronts 60 feet on the northerly side of Batavia Street, formerly Prospect Street, and runs back between lines 104 feet on the easterly line and 107.17 feet on the westerly line, along the easterly margin of Foster Street, to an alley in the rear, measuring 86 feet thereon.

Being the same property conveyed to James W. Rouse by deed from Bell Rouse, widow, of record in Book 1272, page 571, 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 Edward T. Goldstein and wife, Dorothy Goldstein,

their **heirs and assigns, forever.**

And I do covenant with the said grantees herein,

that I am lawfully seized and possessed of said land in fee simple; **have a good right to convey it. and the same is unencumbered,** except by 1952 taxes, S. & C., which the grantees herein assume and agree to pay.

And I, James W. Rouse, unmarried,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Edward T. Goldstein and wife, Dorothy Goldstein,

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my hand this 14th day of August, 19 52.

J. W. Rouse

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named James W. Rouse, unmarried,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 19 52.

Commission expires Jul. 16th 1956

Jno. C. Jeffords
Notary Public

WARRANTY DEED
85316 -mk

FROM
JAMES W. ROUSE, unmarried

175613

TO
EDWARD T. GOLDSTEIN ET UX

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Aug 18 52
316 78 A 325
1 100

TENNESSEE TITLE COMPANY
NASHVILLE

LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HERSEY 10M 11-49

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