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110466

WARRANTY DEED

FROM

WILLIAM GERST BREWING COMPANY

TO

THE S. & C. COMPANY, INC.

23620

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day SEP 1953
at 3:46 clock P.M.
Noted in Book 80 Pages 462
Recorded in Book Page
Recording Fee $2.25
JAMES P. WILSON, Register
By Deputy

DOCUMENTARY

...ALTY CO.
...Compan
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...nce Comp
...ican Trust Building
...W. Cor. Third & Union

PIRTLE-WOODARD REALTY C
NASHVILLE, TENNESSEE

For and in Consideration of the sum of $10.00 - - - - - - - - - - - - - - - - - -

- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by THE S. & C. COMPANY, INCORPORATED, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WILLIAM GERST BREWING COMPANY, A CORPORATION,

have bargained and sold, and by these presents do transfer and convey unto the said THE S. & C. COMPANY, INCORPORATED,

it's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lots Nos. 24, 46 and 47 on the Map of Wilson Springs Subdivision, as of record in Min. Book "Q", page 230, of the Chancery Court for said County at Nashville, and described according to a copy of a survey thereof made Sept. 10, 1953, by Geo. W. Watkins, Surveyor, as follows:
Beginning at a point on the northerly margin of Peabody Street, in the line between Lots 47 and 48; thence with the line between said lots, northwesterly 84 feet to the corner of Lots 45 and 47; thence with the line between Lots 45, 24, 46 and 47, westerly 61 feet to the easterly margin of 7th Avenue South; thence along the margin of 7th Avenue South, southeasterly 53 feet to the beginning of a curve; thence along said curve, easterly 69 feet to a point in the northerly margin of Peabody Street; thence with the margin of the same easterly 12 feet to the beginning.
Being part of the property conveyed to William Gerst Brewing Company by deed from William Gerst and wife, of record in Book 874, page 252, Register's Office for said County.

This conveyance is made subject to easement for a fill slope condemned by City of Nashville in Min. Book 37, page 575, of 3rd Circuit Court, which easement is described as follows:
Beginning at the intersection of the northerly margin of the tract of William Gerst Brewing Company and the proposed easterly margin of 7th Avenue South; thence in a southerly direction with the proposed eastern margin of 7th Avenue South, 53 feet more or less to the beginning of a curve to the left; thence continuing with the proposed eastern margin of 7th Avenue South, along said curve, 45 feet, with an approximate maximum width of 10 feet, to the toe of "full slope."

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THE S. & C. COMPANY, INCORPORATED,

It's successors and assigns, forever.

And it does covenant with the said THE S. & C. COMPANY, INCORPORATED,

that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except 1953 State and County Taxes which have been prorated and assumed by the Grantee herein.

And WILLIAM GERST BREWING COMPANY, A CORPORATION, does

further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to the said land to the said THE S. & C. COMPANY, INCORPORATED,

it's successors and assigns against the lawful claims of all persons whomsoever.

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