Book 1437 Page 88

**For and in consideration of the sum of $** FIVE & NO/100ths - - - - - - - - - - - - - - - -
($5.00) **DOLLARS**

cash in hand paid by JOSEPH T. ROHTERT and wife, SADIE E. ROHTERT, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, R. T. Lowery and wife, Dorothy Lowery, and Kelzie Miller andwife, Kathleen Miller

**have bargained and sold, and by these presents do transfer and convey unto the said** JOSEPH T. ROHTERT and wife, SADIE E. ROHTERT, their

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

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 23 of Block "G" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.
According to a survey of said lot made Jan. 28, 1955 by T. R. Sanford, Surveyor, said Lot No. 23 fronts 117.4 feet on the north side of Yowell Avenue and runs back between lines 175 feet on the west line and 130 feet, more or less, on the east line to a point in the rear line of Lot No. 5 and is triangular in shape.
Being the same property conveyed to R. T. Lowery and Kelzie Miller by deed from A. J. Coleman and wife, as of record in Book 2339, page 577, said Register's Office.

Property conveyed subject to restrictions of record in Book 1380, page 88, and Plan of record in Book 1130, page 85, said Register's Office shows a 30 foot set-back line from Yowell Avenue and a 10 foot easement along the west rear line of the lot for public utilities.

Taxes for 1955 to be paid by purchasers, same having been pro-rated.

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** JOSEPH T. ROHTERT and wife, SADIE E. ROHTERT, their

**heirs and assigns, forever.**

**And** we **do covenant with the said** JOSEPH T. ROHTERT and wife, SADIE E. ROHTERT,

**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 as herein-before set out.**

**And** We, R. T. LOWERY and wife, DOROTHY LOWERY and KELZIE MILLER and wife, KATHLEEN MILLER

**do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** JOSEPH T. ROHTERT and wife, SADIE E. ROHTERT their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of May, 1955.

Kelzie Miller
Kathleen Miller
R T Lowery
Dorothy Lowery

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Laura L Cook, a Notary Public in and for said County and State, the within named R. T. LOWERY and wife, DOROTHY LOWER, and KELZIE MILLER and wife, KATHLEEN MILLER

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 Nashville, Tennessee, this 28 day of May 19 55.

Commission expires July 24-1957

Laura L Cook
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 31 day of May 1955 at 11:48 A.M.
Recorded in Book 1437 page 88
Recording Fee 2.00
JAMES S. PAYNE, Register
By [illegible]

28 59216

WARRANTY DEED

FROM R. T. LOWERY ET AL

TO JOSEPH T. ROHTERT ET UX