K 2638

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - - - - - - -

One Hundred ($100.00) and no/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid, and other valuable considerations paid by Charles Gross and Max Greenbarg, the receipt of which is hereby acknowledged, the Protective Insurance Agency, Inc., a Tennessee corporation

has bargained and sold, and by these presents do transfer and convey unto the said Charles Gross and Max Greenberg, as tenants in common

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 Lots Nos. 13 to 19 inclusive on the Plan of John Lumsden's Second Addition, as of record in Book 57, page 116, Register's Office for said County, described together as follows: Beginning at the southwest corner of Second Avenue, South, formerly Market Street, and Gray Street; thence with the westerly margin of Second Avenue, South, southwardly 483 feet, more or less to the northeasterly right of way of the N. C. & St. L. Railroad; thence with the said right of way line, northwestwardly 520 feet, more or less, to the southerly margin of Gray Street; thence with said Street, eastwardly 245 feet 9 inches to the beginning.

Being the same property conveyed to Protective Insurance Agency, Inc., by deed from Ted Beckwith and wife, Maxine Beckwith, of record in Book 2104, page 209, said Register's Office.

The premises herein conveyed, or any part thereof shall not for a period of 30 years from the date hereof, be used for the purpose of conducting thereon an automobile salvage or parts business, except rubber tires which shall not be construed as automobile salvage, and it is agreed that this restriction is a restriction running with the land.

This conveyance is subject to: "The northerly ten (10) feet of lot No. 13 of premises was dedicated for purpose of widening alley as shown on plan of record in book 57, page 116, Register's Office for Davidson County, Tennessee, and for street purposes as set out in instrument of record in book 159, page 150, 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 Protective Insurance Agency, Inc., a Tennessee corporation, its successors and assigns, forever.

And it does covenant with the said Charles Gross and Max Greenberg 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 1957 taxes which are assumed by grantee.

And the Protective Insurance Agency, Inc. do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Charles Gross and Max Greenberg, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness its hand this 18th day of February, 19 57

ATTEST:

Marion Rudhalter
Secretary

PROTECTIVE INSURANCE AGENCY, INC.

By: [signature]
President

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