K 2744

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN *** DOLLARS ($10.00),
AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED. THE PURCHASER ASSUMES AND AGREES TO PAY THE 1958 TAXES ON THE PROPERTY HEREIN CONVEYED, SAID TAXES HAVING BEEN PRO-RATED AS OF DATE OF DEED.

HERMAN McCALLUM ***

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
PAUL SCOTT ROTHWELL AND WIFE KATHERINE H. ROTHWELL ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, THIRD CIVIL DISTRICT State of Tennessee, described as follows: BEING LOT 36, HAVING A FRONTAGE OF 48.1 FEET ON DONNA HILL DRIVE IN SUNSET VIEW SUBDIVISION, FOR A MORE DETAILED DESCRIPTION REFERE TO THE RECORDED PLOT PLAN OF SAID SUBDIVISION, SECTION I, RECORDED IN BOOK 2663, PAGES 27 AND 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO HERMAN MCCALLUM AND WIFE, JUANDA MCCALLUM, BY DEED FROM GEORGE I. WADDEY, JR., ET AL., OF RECORD IN BOOK 2449, PAGE 36, SAID REGISTER'S OFFICE, AND SAID JUANDA MCCALLUM HAVING SINCE CONVEYED HER INTEREST TO HERMAN MCCALLUM BY DEED OF RECORD IN BOOK 2692, PAGE 499.

This conveyance made subject to restrictions of record in book 2492, PAGES 307 AND 631, SAID REGISTER'S OFFICE. ITEM SIX OF SAID RESTRICTIONS IS INTENDED TO MEAN 1100 SQUARE FEET OF LIVING AREA IN THE MAIN FLOOR.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.
except for 1958 taxes to be assumed and paid by purchaser.
The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 28th day of March, 1958.

Herman McCallum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Geo. I. Waddey, a Notary Public in and for the State and County aforesaid, personally appeared the within named Herman McCallum, he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 28th day of March, 1958.

Geo. I. Waddey
Notary Public

My commission expires: 7/23/61

GEO. I. WADDEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of APR A.D. 1958 at 11:45 o'clock A.M.
Noted in Book 40 Page 83
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By M. McGinley D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

WARRANTY DEED
From
HERMAN MCCALLUM
To
PAUL SCOTT ROTHWELL and wife
KATHERINE H. ROTHWELL

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