K 2923

WARRANTY DEED

For and in consideration of the sum of ten and no/100----------
----------($10.00)----------*DOLLARS*
cash in hand paid by Harry L. Rothman and wife, Regina Rothman, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, B. C. McGown, Sr. and wife, Ruby C. McGown
have bargained and sold, and by these presents do transfer and convey unto the said Harry L. Rothman and wife, Regina Rothman, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Being lot No. 275 on the Plan of Sunset View, Section 4, Addition One, as of record in book 2854, page 1, Register's Office for said County. Said lot No. 275 fronts 120 feet on the southwesterly side of McGavock Pike and extends back between parallel lines 320 feet to a dead line. Being part of the real property conveyed to Ben C. McGown, Sr. by deed from Herman McCallum, dated October 24, 1958, filed October 30, 1958, and recorded in book 2811, page 410, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along the southwesterly line of premises, 70-foot building setback line from McGavock Pike, and conditions of owners certificate, as shown on plan of record in book 2854, page 1, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2808, page 365, 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 Harry L. Rothman and wife, Regina Rothman, their
heirs and assigns, forever.

And we *do covenant with the said* Harry L. Rothman and wife, Regina Rothman
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 for taxes for the year 1959 which are to be prorated and assumed by the purchasers.

And we, B. C. McGown, Sr. and wife, Ruby C. McGown
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Harry L. Rothman and wife, Regina Rothman,
their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 26th *day of* June, *19* 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

B C McGown Sr.
Ruby C McGown

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. R. Grimes, Jr. *a Notary Public in and for said County and State,* B. C. McGown, Sr. and wife, Ruby C. McGown
the within named bargainor S, *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* 26th *day of* June, *19* 59.

L. R. Grimes, Jr. *Notary Public*

Commission expires MY COMMISSION EXPIRES OCT. 24, 1961

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