K 3068

WARRANTY DEED G-136998

REAU E FOLK JR FORM

For and in consideration of the sum of TEN AND NO/100 ******* DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CHARLES L. DONNELLY and wife, GRACE E. DONNELLY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ELIZABETH ROSTECK, unmarried,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 on the Plan of S. C. Caldwell's Roycroft Addition, as of record in Book 332, page 37, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the south side of Roycroft Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles L. Donnelly and wife, Grace E. Donnelly, by deed from J. A. Richards and wife, as of record in Book 2028, page 191, 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 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 1960 taxes, which have been prorated and assumed by the Grantee.

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 24th day of April, 1960.

Charles L. Donnelly

Grace E. Donnelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E FOLK JR, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles L. Donnelly and wife, Grace E. Donnelly,

the 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, the 29th day of April, 1960.

Reau E Folk

Notary Public

My commission expires: May 23, 1962

PLEASE DO NOT PUBLISH

WARRANTY DEED
MCB&F (ST)

From
CHARLES L. DONNELLY et ux

To
Elizabeth Rosteck

82094

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 2 day of MAY A.D. 1960 at 8:56 o'clock A.M.
Noted in Book 4 Page 150
Recorded in Book 2020 Page 220
Recording Fee
JAMES P. WILSON, Register
By

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

PG 601