WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, MINNIE ROTBERG, have bargained and sold, and by these presents do transfer and convey unto the said MORRIS ROTHBERG, his heirs and assigns, all my right, title and interest in a tract of land in Davidson County, State of Tennessee, described as follows, to wit:





Being Lot No. 815 of Block No. 113 on Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot No. 815 fronts 25 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Minnie Rotberg and Morris Rothberg by deed from Nelle F. Hinds, Trustee, of record in Book 1142, page 673, said Register's Office.

This conveyance is made subject to an easement for a party wall pertaining to the west side of the property, as of record in Book 616, page 155, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD all my right, title and interest in said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said MORRIS ROTHBERG, his heirs and assigns, forever.

And I do covenant with the said MORRIS ROTHBERG that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except by easement for party wall, as hereinabove set forth, subject to which this conveyance is executed.