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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ Ten and No/100 - - - - - - - - - - - - - - - - - - ($10.00) - - - - - - - - - - DOLLARS

PAID IN CASH, by Mrs. Rita Claire Rottero Farquhar to Mrs. Clara Schnupp Rottero, the receipt of which is hereby acknowledged and other valuable considerations, I, Mrs. Clara Schnupp Rottero, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Rita Claire Rottero Farquhar, to her sole and separate use, free from debts, contracts or liabilities of her present or any future husband that she might have, Her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in the Thirteenth Civil District of Davidson County, Tennessee, more particularly described according to a survey by W. W. Turner Company, as follows: Starting with a concrete monument at the west end of the return at the northwest corner of the intersection of Echo Lane and the Clarksville Pike, and running thence in a westerly direction along the northerly margin of Echo Lane 497.4 feet to an iron pin and the point of beginning for this parcel of land; thence leaving said lane at right angles in a northerly direction 394.0 feet to an iron pin; thence in a westerly direction 117.0 feet to an iron pin; thence in a southerly direction 393.0 feet to an iron pin in the northerly margin of Echo Lane; thence in an easterly direction along the northerly margin of said lane 117.0 feet to the point of beginning. The above described track No. 1 is subject to a 70 foot minimum building set-back line from Echo Lane and a 10 foot utility easement across the rear of said tract, and being part of the property conveyed to Louis J. Rottero and wife Clara Schnupp Rottero by deed from Homeland, Incorporated, dated December 13, 1954, and recorded in Book No. 2336, page 250, R.O.D.C., Tennessee, and the said Louis J. Rottero has since died.

References is made to Restrictive Covenants of record in Book 1129, Page 543, and also Book 2336, Page 106, R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rita Claire Rottero Farquhar, her heirs and assigns, forever.

And I do covenant with the said Rita Claire Rottero Farquhar, 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.

And I, Mrs. Claire Schnupp Rottero, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Rita Claire Rottero Farquhar, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15th day of December, 1960

Clara Schnupp Rottero

[redacted]

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Martin E. Gilmore, a Notary Public in and for said County and State, the within named Mrs. Clara Schnupp Rottero, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 1960

My commission expires May 5, 1962

Martin E. Gilmore
Notary Public

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