K 3530

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the release of a second deed of trust on the property herein conveyed, recorded in Book 3272, Page 497, **DOLLARS** of the Register's Office of Davidson County, Tennessee, and the two promissory notes secured thereby, and further in consideration of the assumption of the balance due upon Loan No. 722 with Security Federal Savings & Loan Association, secured by a first deed of trust upon the property herein conveyed of record in Book 2417, Page 515, said Register's Office, we, Aaron H. Rothstein & wife, Bernice Rothstein, **have bargained and sold, and by these presents do transfer and convey unto the said** HYMAN S. PERLER, his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 316 of Section "J", on the Plan of Horton Heights, as of record in Book 2133, Page 68, Register's Office for said County.

Said lot No. 316 fronts 175 feet on the westerly side of Lansing Drive and extends back between lines 287.4 feet on the northerly line, and 140 feet on the southerly line, to an irregular line in the rear on which it measures 283.7 feet.

Being the same property conveyed to Aaron Rothstein and wife, Bernice Rothstein, by deed from Billy B. Howell and wife, of record in Book 2436, Page 390, said Register's Office.

Said property is subject to a first deed of trust of record in Book 2417, Page 515, said Register's Office, securing a loan in the original amount of $11,000.00 to Security Federal Savings & Loan Association, the balance of which is assumed by the grantee.

Said property is further subject to a second deed of trust of record in Book 3272, Page 497, said Register's Office, securing two promissory notes in the total original amount of $8,900.00 to Hyman S. Perler, which second deed of trust and the notes secured thereby are hereby expressly released.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hyman S. Perler, his **heirs and assigns, forever.**

And we **do covenant with the said** Hyman S. Perler, his heirs and assigns **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 as stated above.

And we, Aaron H. Rothstein and wife, Bernice Rothstein **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Hyman S. Perler, his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 12th **day of** January, 1963

Hyman S Perler
Hyman S. Perler

Aaron H. Rothstein

Bernice Rothstein

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