BK 3644

D E E D

Pursuant to provisions of a Decree entered in the cause of Davidson County vs. Sarah F. Klotwog, et al, under Rule No. 82935 in Part I of the Chancery Court for Davidson County, Tennessee, and of record in Minute Book 189, Page 455, in the Office of the Clerk and Master, at Nashville, COMMERCE UNION BANK, Successor By Merger to BROADWAY NATIONAL BANK, Administrator of the Estate of A. NATHAN KLOTWOG, Deceased,

FOR AND IN CONSIDERATION of the sum of SIX THOUSAND ONE HUNDRED and NO/100 ($6,100.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, has BARGAINED and SOLD, and by these presents, TRANSFERS and CONVEYS, unto GERSHON KLOTWOG, unmarried, all right, title and interest in and to the following described tract or parcel of land:

Land in Davidson County, Tennessee, being the northerly 30½ feet of the southerly 60½ feet of lot No. 70 on the plan of Barrow Grove Addition, as of record in Book "S", Page 279, Register's Office for said County.

Said part of lot No. 70 fronts 30½ feet on the easterly side of 5th Avenue South, formerly Summer Street, and runs back between parallel lines, parallel with and 151 north of the northerly margin of Mulberry Street, 176 feet to an alley.

Being the same real property conveyed to Aaron Nathan Klotwog by deed from W. S. Petty et al, dated July 17, 1945, filed September 4, 1945, and recorded in Book 1286, page 584, Register's Office for Davidson County, 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 Gershon Klotwog, unmarried, his heirs and assigns, forever.

And COMMERCE UNION BANK covenants with said Gershon Klotwog that it is lawfully seized and possessed of said land in fee simple; has a good and lawful right to convey it, and that the same is unencumbered except for State and County Taxes for 1963, which have been pro-rated to September 1, 1963, and payment of which is assumed by Grantee.

And COMMERCE UNION BANK further covenants to WARRANT and DEFEND the title to said land to the said GERSHON KLOTWOG, unmarried, his heirs and assigns, against the lawful claims of all persons whomsoever.

COMMERCE UNION BANK, in making the conveyances, covenants and warranties hereinbefore set out, is acting solely as Administrator of the Estate of A. NATHAN KLOTWOG, Deceased, and pursuant to provisions of the Decree hereinabove recited and referred to, and not otherwise.

IN WITNESS WHEREOF, COMMERCE UNION BANK has caused these presents to be executed on this 23 day of September, 1963.

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