K 3677

For and in consideration of the sum of Two Thousand and no/100 ---------- ---------- ($2,000.00) ---------- DOLLARS

cash in hand paid by Warren G. Lafever, the receipt of which is hereby acknowledged,

We, Robert H. Rozetta and wife, Alma T. Rozetta,

have bargained and sold, and by these presents do transfer and convey unto the said Warren G. Lafever, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 169 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.
Said Lot No. 169 fronts 57 feet on the westerly side of 35th Avenue, N. formerly Woodfin Street, and extends back between parallel lines with the northerly margin of Nevada, formerly Third, Avenue North, 140 feet to an alley.
Being the same real property conveyed to Robert H. Rozetta and wife, Alma T. Rozetta, by deed from Walter Johnson and wife, of record in book 2691, page 349, 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 said Warren G. Lafever, his heirs and assigns, forever.

And we do covenant with the said Warren G. Lafever, 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 taxes for the year 1964 which are assumed by the purchaser.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Warren G. Lafever, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of February, 1964, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert H. Rozetta

Alma T. Rozetta

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mabel P. Dunnaway, a Notary Public in and for said County and State, Robert H. Rozetta and wife, Alma T. Rozetta,

the within named 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 4th day of February, 1964.

Mabel P. Dunnaway Notary Public

Commission Expires July 20, 1966

WARRANTY DEED
FROM
Robert H. Rozetta et ux.
TO
Warren G. Lafever

Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Guaranty Title Company
A Division of
Lawyers Title Insurance Corporation

Received for record this 4th day of FEB. A.D. 1964 at 11:20 o'clock A.M.
Noted in Book 1969 Page 3
Recording Fee $ 3.00
Ella A. Williams Register
By Dorothy Lewis Deputy

STATE OF TENNESSEE
COUNTY OF DAVIDSON
REGISTER'S OFFICE

13223

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