WARRANTY DEED — **Published by Tennessee Title Company**

For and in consideration of the sum of $ 1.00----------

----One and no/100---------- **DOLLARS**

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John W. Wilson and wife, Louise Wilson

have bargained and sold, and by these presents do transfer and convey unto the said Richard G. Rosa, Jr. and wife, Theodosia Rosa

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

Being Lot No. 7 of Block "G" on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of East Iris Drive at the corner of Lots Nos. 7 and 8; thence with the line between said lots, westerly 87.1 feet to the common corner of Lots Nos. 6,7 and 8; thence with the line between Lots 6 and 7, northwesterly 105.7 feet to the southeasterly margin of Erica Place; thence with the margin of the same northeasterly 101.8 feet to a concrete monument at the beginning of a curve; thence around said curve, northeasterly, easterly, and southeasterly, 70.9 feet to a concrete monument in the southwesterly margin of East Iris Drive; thence with the margin of the same, as measured around a slight curve, southeasterly 156.6 feet to the point of beginning.

Being part of the property conveyed to John W. Wilson by deed from Defense Homes, Inc. of record in Book 1429, page 372, said Register's Office.

This conveyance is made subject to restrictions in Book 1165, page 387, and in Book 1429, page 372, 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 Richard G. Rosa, Jr. and wife, Theodosia Rosa their **heirs and assigns, forever.**

And we **do covenant with the said** Richard G. Rosa, Jr. and wife, Theodosia Rosa **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 1947 taxes which purchasers assume and agree to pay.

And we, John W. Wilson and wife, Louise Wilson **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Richard G. Rosa, Jr. and wife, Theodosia Rosa, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s, **this** 8th **day of** August, 1947

John W. Wilson

Louise Wilson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named [illegible], bargainors, 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 [illegible], Tennessee, this 8th day of August, 1947.

Commission expires 4-7-1950

Notary Public