and in consideration of the sum of Four Hundred and No/100 - - - - - - - - - - - - - - - - - - ($400.00) - - - - - - - - - - - Do.

cash in hand paid, the receipt of which is hereby acknowledged;

I, Opha R. Bixler (an unmarried person),

/ have bargained and sold, and by these presents do transfer and convey unto the said ~~Comer L. Derossette and wife, Willette O. Derossette,~~

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

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, October 5, 1950, as follows; Beginning on the southerly margin of proposed Burrwood Avenue at a stone located 697 feet west of the westerly margin of Delaware Avenue; thence south 13° west 109.7 feet to a stake and post in the northeast corner of the property conveyed to Comer L. Derossette and wife, by deed from C. H. Woodruff and wife, of record in Book 1629, page 57, Register's Office for said County; thence with said Derossette's southerly line north 82° 35' west 184 feet and continuing in the same direction 111 feet, in all 295 feet to a stake; thence north 16° 25' east 179.3 feet to a stake in the southerly margin of said proposed Burrwood Avenue; thence with same South 83° 10' East 267 feet to the beginning, containing 0.93 of an acre, more or less. Being part of the property conveyed to Opha R. Bixler by deed from B. F. Bixler and wife, of record in Book 882, page 50, 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 Comer L. Derossette and wife, Willette O. ~~Derossette, their~~ heirs and assigns, forever.

And I do covenant with the said Comer L. Derossette and wife, Willette O. Derossette 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, Opha R. Bixler do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Comer L. Derossette and wife, Willette O. Derossette, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness ~~my~~ hand this 19th day of October, 1950.

[redacted]

Opha R. Bixler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E. B. Dalton, a Notary Public in and for said County and State, the within named Opha R. Bixler (an unmarried person), -

- -

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 office, this 19th day of October, 1950.

My commission expires Apr 7-1953

E. B. Dalton
Notary Public

14989

WARRANTY DEED

FROM

Opha R. Bixler

TO

Comer L. Derossette, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record OCT 24 day of A.D. 1950 at 11:26 o'clock M.
Noted in Book 74 Page 74
Recorded in Book Page
Record Fee $1.00
JAMES P. WILSON, Register
By Dpt. Reg.

Earl Thompson, Attorney
511 Nashville Trust Building
Nashville, Tennessee
Telephone 4-0639

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave. North
Nashville Tenn.