For and in consideration of the sum of Two Hundred and No/100----------

----------($200.00)----------**DOLLARS**

cash to us paid by J. H. Kelly, receipt of which is hereby acknowledged,

we, Richard C. Rose and wife, Mary Rose,

have bargained and sold, and by these presents do transfer and convey unto the said J. H. Kelly, his

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

Being lots Nos. 11 and 12 on the plan of Ivy's Re-subdivision of part of lot No. 3 and all of lot No. 4 of the Re-subdivision of lot No. 21 of the B. F. Cockrill Farm, not of record, described according to a survey made by Morris H. Hickerson, Surveyor, March 24, 1947, as follows:

Beginning on the northerly margin of Ivy Street, at the southeast corner of the property conveyed to J. B. Willis and wife by deed from J. Fred Ivy and wife, of record in book 1780, page 518, Register's Office for said County, being the corner of lots Nos. 12 and 13; thence with the line between said two lots, northwardly 195.6; thence south 85 degrees 29' east 104 feet; thence south 4 degrees 31' west 195.6 feet to the northerly margin of Ivy Street; thence with same, westwardly 100 feet to the beginning.

Being the same property conveyed to Richard C. Rose and wife, Mary Rose, by deed from J. Fred Ivy and wife, of record in book 1511, page 145, 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 J. H. Kelly, his heirs and assigns, forever.

And We do ~~covenant~~ with the said J. H. Kelly 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 by 1950 taxes which have been assumed by the purchaser.

And we, Richard C. Rose and wife, Mary Rose, do further ~~covenant~~ and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. H. Kelly, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of January, 1951.

[redacted]

Richard C. Rose

Mary Rose

STATE OF ~~TENNESSEE~~ MICHIGAN
Davidson County

Personally appeared before me, Harold Cederlund, a Notary Public, within and for said County and State, the within named Richard C. Rose and wife, Mary Rose, the bargainors, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of January, 1951

Commission expires My commission expires January 30, 1954

Harold Cederlund
Notary Public

24111

WARRANTY DEED

FROM
Richard C. Rose et ux,

TO
Mary Rose,
J. H. Kelly.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of JAN 1951 at 1:30 o'clock P M
Noted in Book 77 Page 420
Recorded in Book Page
Recording Fee $ 1.10
JAMES P. WILSON, Register
By Dpt. Reg.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.