2024

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

--TEN AND NO/100-- DOLLARS

Cash paid by William B. Foster and Wife, Rachel C. Foster, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, S. Briggs Burkhalter and Wife, Jean E. Burkhalter

have bargained and sold, and by these presents do transfer and convey unto the said William B. Foster and Wife, Rachel C. Foster

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. 108 on the Map of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 108 fronts 70.12 feet on the southerly side of Rosecliff Drive and runs back between lines 180 feet to a dead line in the rear, on which it measures 70 feet.

Being part of the property conveyed to S. Briggs Burkhalter and Wife, Jean E. Burkhalter, by deed of Homesites, Inc., a Tennessee Coprporation, dated March 1, 1951, of record in Book 1943, Page 367, said Register's Office.

Property conveyed subject to Restrictive covenants of record in Book 1907, Page 593, Register's Office for Davidson County, Tennessee, placed of record October 23, 1950.

30-foot building set back line from Rosecliff Drive and 10-foot easement for public utilities as shown on a plat of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee, also Owner's Certificate.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William B. Foster and Wife, Rachel C. Foster their heirs and assigns, forever.

And We do covenant with the said William B. Foster and Wife, Rachel C. Foster 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.

And We, S. Briggs Burkhalter and Wife, Jean E. Burkhalter do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William B. Foster and Wife, Rachel C. Foster their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness Our hand s this 1st day of October, 1951.

S. Briggs Burkhalter

Jean E. Burkhalter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named ~~XX XXXXXXXXXXXXXXXXXXXXXXXXXX~~ Jean E. Burkhalter

the bargainer, 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 Nashville, Tennessee, this 8th day of October, 1951

Commission expires Jan. 29, 1955

Thelma Neal
Notary Public

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