BK 2031

RECORDED OFFICIAL

WARRANTY DEED

For and in consideration of the sum of $10.00

---TEN AND NO/100--- DOLLARS

Cash paid by J. Roy Bethune and wife, Eloise L. Bethune, 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 J. Roy Bethune and Wife, Eloise L. Bethune 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. 127 on the Plan of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 65 feet on the northerly side of Rosecliff Drive and extends back 242.2 feet on the westerly line and 269.2 feet on the easterly line to a dead line, measuring 80 feet thereon.

Being part of the same property conveyed to S. Briggs Burkhalter and Wife, Jean E. Burkhalter, by deed from Homesites, Inc., as of record in Book 1916, Page 431, said Register's Office.

Property conveyed subject to Easement for public utilities, 60-foot setback line and conditions of owners certificate as shown on plan in Book 1835, Page 26, Register's Office for Davidson County Tenn.

Restrictive covenants contained in an instrument of record in Book 1717, Page 53, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1907, Page 593, Register's Office for Davidson County, Tennessee.

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. Roy Bethune and Wife, Eloise L. Bethune their heirs and assigns, forever.

And we do covenant with the said J. Roy Bethune and Wife, Eloise L. Bethune 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 J. Roy Bethune and Wife, Eloise L. Bethune their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14th day of December, 19 51

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 S. Briggs Burkhalter and Wife, Jean E. Burkhalter

the 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 office, this 14th day of December, 19 51

THELMA NEAL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires Jan. 29, 1955

Thelma Neal
Notary Public

PG 33