K 2038

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

----------ONE AND NO/100 ----------DOLLARS

cash in hand paid by Lindsey S. Martin and wife, Vennie D. Martin, 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 Lindsey S. Martin and wife, Vennie D. Martin,

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. 106 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.

Said Lot No. 106 fronts 75 feet on the south side of Rosecliff Drive and runs back between lines, 172.1 feet on the west line and 177.1 feet on the east line to a dead line in the rear, measuring 62 feet thereon.

Being the same property conveyed to S. Briggs Burkhalter and wife, Jean E. Burkhalter, by deed from Homesites, Inc., of record in Book 1970, page 441, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1907, page 593, Register's Office for Davidson County, Tennessee, and the plan of record in Book 1835, page 26, shows an Owner's Certificate, a 30-foot set-back line from Rosecliff Drive and a 10-foot easement along the south or rear line of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lindsey S. Martin and wife, Vennie D. Martin, their heirs and assigns, forever.

And we do covenant with the said Lindsey S. Martin and wife, Vennie D. Martin, 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 taxes for 1952 which have been prorated and assumed by the Grantees herein.
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 Lindsey S. Martin and wife, Vennie D. Martin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of March, 1952.

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 bargainers, 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 Nashville, Tennessee, this 3rd. day of March, 1952.

Commission expires Jan. 29, 1955

Thelma Neal
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

6413

WARRANTY DEED

FROM

S. BRIGGS BURKHALTER AND WIFE,

JEAN E. BURKHALTER

TO

LINDSEY S. MARTIN AND WIFE,

VENNIE D. MARTIN

REGISTER
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
1:22 P.M. MAR 4 1952
and recorded in Book 1970
Recording Fee 2.00
JAMES P. WILKINSON, REGISTER
Dep.

G 176