WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 1.00 -

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

cash in hand paid by S. Briggs Burkhalter and wife, Jean E. Burkhalter, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Homesites, Inc., a Tennessee corporation, has

~~have~~ **bargained and sold, and by these presents do**es **transfer and convey unto the said** S. Briggs Burkhalter and wife, Jean E. Burkhalter,

their **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, 12, 47, 48, 50, 52, 53, 54, 58, 60, 61, 62, 63, 64, 81, 82, 83 and 84, on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County, to which plan reference is here made for a more complete description.

Being part of the property conveyed to Homesites, Inc., by deed from L. A. Newman, Trustee, et al, of record in Book 1813, page 103, said Register's Office.

This conveyance is made subject to restrictions 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, and certain easements and set-back lines.

Any improvements erected on the Lots herein conveyed shall have at least 900 square feet of living area exclusive of garages, porches, stoops, etc., this clause pertaining to 900 square feet of living area may be removed at some future date by the Grantor herein by executing and recording a proper instrument in the Register's Office of 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 S. Briggs Burkhalter and wife, Jean E. Burkhalter, their **heirs and assigns, forever.**

And Homesites, Inc., does ~~do~~ **covenant with the said** S. Briggs Burkhalter and wife, Jean E. Burkhalter **that** it is **lawfully seized and possessed of said land in fee simple;** has ~~have~~ **a good right to convey it, and the same is unencumbered,** except taxes for 1952 which the Grantee herein assumes and agrees to pay.

And Homesites, Inc., does ~~do~~ **further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** S. Briggs Burkhalter and wife, Jean E. Burkhalter, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Homesites, Inc., has caused this instrument to be executed by its duly authorized officers on this the 27th day of March, 1952.

ATTEST: HOMESITES, INC.

By: H. Paul Griffin By: Calvin Mc...

Secretary Vice President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ________, **a Notary Public in and for said County and State, the within named** ________

the bargainor____, **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** ________, **Tennessee, this** ____ **day of** ________, **19**____.

Commission expires ________ ________

Notary Public