For and in consideration of the sum of $ 10.00

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

Cash paid by Ben Ward Tyree and Wife, Florence L. Tyree, 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 Ben Ward Tyree and Wife, Florence L. Tyree

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

Land in Davidson County, Tennessee, being Lot No. 105 on the Map of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said County.

Said Lot No. 105 fronts 82 feet on the southerly side of Rosecliff Drive and runs back between lines 172.1 feet on the easterly line and 157.3 feet on the westerly line to a dead line in the rear which is a broken line on which it measures 67.13 feet.

Being part of the property conveyed to S. Briggs Burkhalter and Wife, Jean E. Burkhalter, by deed from Homesites, Inc., of record in Book 2033, Page 443, said Register's Office.

Property conveyed subject to Restrictions of record in Book 1907, Page 593, Register's Office for Davidson County, Tennessee, filed for record Oct. 23, 1950.

The Plan of record in Book 1835, Page 26, said Register's Office, shows an Owner's Certificate, a 30-foot set-back line from Rosecliff Drive and a 10-foot easement along the southerly 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 Ben Ward Tyree and Wife, Florence L. Tyree, their heirs and assigns, forever.

And we do covenant with the said Ben Ward Tyree and Wife, Florence L. Tyree 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 1952 Taxes which have been pro-rated and Purchaser will pay when due.

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 Ben Ward Tyree and Wife, Florence L. Tyree their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of September, 19 52.

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 5th day of September 19 52

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires Jan. 29, 1955

Thelma Neal
Notary Public

WARRANTY DEED
85524
FROM
S. BRIGGS BURKHALTER AND WIFE
JEAN E. BURKHALTER
TO
BEN WARD TYREE AND WIFE,
FLORENCE L. TYREE

STATE OF TENNESSEE
DAVIDSON COUNTY
Rec'd for record SEP 5 1952
at 3:15 P.M. Book 2093 Page 462
Fee $2.00
JAMES E. MILLS, Register
By [illegible] D.C.

JOHN C. WHITE PRINTING CO.