2102

**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 J. B. Ridings and wife, Shirley L. Ridings, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Barry-Cockrill Company, a Tennessee corporation, has

~~have~~ **bargained and sold, and by these presents do**es **transfer and convey unto the said** J. B. Ridings and wife, Shirley L. Ridings,

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. 12 on the Map of Roselawn, as of record in Book 2133, page 1, Register's Office for said County.

Said Lot No. 12 fronts 78 feet on the south side of Rosebank Avenue and runs back between lines, 180.3 feet on the west line and 218 feet on the east line to a dead line in the rear on which it measures 87 feet.

Being part of the property conveyed to Barry-Cockrill Company by deed from W. W. Head, et al, of record in Book 2044, page 186, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2089, page 294, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 1, which shows an Owner's Certificate, a 45-foot set-back line from Rosebank Avenue and a 10-foot easement along the south line and along the east 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 J. B. Ridings and wife, Shirley L. Ridings, their heirs and assigns, forever.

And Barry-Cockrill Company does ~~do~~ covenant with the said J. B. Ridings and wife, Shirley L. Ridings, 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.

And Barry-Cockrill Company 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 J. B. Ridings and wife, Shirley L. Ridings, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Barry-Cockrill Company has caused this instrument to be executed by its duly authorized officers on this the 1st day of September, 1952

ATTEST: BARRY-COCKRILL COMPANY

By: [signature] By: [signature]
Secretary 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

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