For and in consideration of the sum of $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, we Marion Sharp and husband, John R. Sharp

have bargained and sold, and by these presents do transfer and convey unto the said James L. Roberts and wife, Nevagene A. Roberts, 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 Plan of Peerman Heights as of record in Book 2133, page 3, Register's Office for Davidson County, Tennessee described as follows:
Said Lot No. 12 fronts 141.5 feet on the westerly side of Peerman Drive and runs back between lines measuring 150 feet on the northerly line and 147.1 feet on the southerly line to a dead line in the rear measuring 134.0 feet thereon.
Being part of the same property conveyed to Marion Sharp by deed from Highland Land Co. of record in Book 2091, page 71, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2091, page517; and plan of record in Book 2133, page 3, egister'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 James L. Roberts and wife, Nevagene A. Roberts their heirs and assigns, forever.

And we do covenant with the said James L. Roberts and wife, Nevagene A. Roberts 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, Marion Sharp and husband, John R. Sharp do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James L. Roberts and wife, Nevagene A. Roberts their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of December , 19 52

M[illegible]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sperry , a Notary Public in and for said County and State, the within named Marion Sharp and John R. Sharp

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 17th day of December , 19 52

Commission expires Oct. 11, 1953 Notary Public

85893

WARRANTY DEED

FROM Marion Sharp et vir

TO James L. Roberts et ux

please put in Doug Smith's Box

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Rec'd DEC 18 1952
11:47 A.M.
Fee 2.00
By D. McKinney

Attorneys Title Company