2137

For and in consideration of the sum of $ 10.00

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

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

we, W. C. Gaines and R. W. Gregory,

have bargained and sold, and by these presents do transfer and convey unto the said CAGER RUDOLPH HOOPER and wife, EDNA A. HOOPER, 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. 3 on the Map of Roselawn, as of record in Book 2133, page 1, Register's Office for said County, and described as follows:
Beginning at a point in the westerly margin of Crescent Hill Road at the corner of Lots 3 and 44; thence with the line between said lots, westerly 111.3 feet to a point; thence northerly 123 feet to the south margin of Rosebank Avenue; thence with the margin of the same easterly 85 feet to the beginning of a curve; thence around said curve southeasterly 39.3 feet to the westerly margin of Crescent Hill Road; thence with the margin of the same, southerly 94.6 feet to the point of beginning.
Being part of the property conveyed to W. C. Gaines and R. W. Gregory, by deed from Barry-Cockrill Company, of record in Book 2092, page 473, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2089, page 294, said Register's Office.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cager Rudolph Hooper and wife, Edna A. Hooper, their

heirs and assigns, forever.

And we **do covenant with the said** Cager Rudolph Hooper and wife, Edna A. Hooper, **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 by 1953 taxes, **which the grantees herein assume and agree to pay.**
And we, W. C. Gaines and R. W. Gregory

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Cager Rudolph Hooper and wife, Edna A. Hooper, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this **2nd** day of March, 19 53.

W. C. Gaines

R. W. Gregory

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, **a Notary Public in and for said County and State, the within named** W. C. Gaines and R. W. Gregory

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** Nashville, **Tennessee, this** 2nd **day of** March, 19 53

Commission expires July 15, 1956.

Notary Public - State-At-Large

91957

WARRANTY DEED

G-88278 dh **FROM** W. C. GAINES AND R. W. GREGORY

TO CAGER RUDOLPH HOOPER ET UX

REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

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11:36 A.M. Mar 2 20 57
R. McCarty D.C.

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