For and in consideration of the sum of $ 10.00

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

Cash paid by Charlie C. Cline and Wife, Ruth V. Cline, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Margaret V. Yarbrough

have bargained and sold, and by these presents do transfer and convey unto the said Charlie C. Cline and Wife, Ruth V. Cline

her 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. 6 on the Plan of Roselawn as of record in Book 2133, Page 1, Register's Office for said County.

Said Lot No. 6 fronts 82 feet on the southerly side of Rosebank Avenue and runs back between lines 132 feet on the westerly line and 131 feet on the easterly line to a deadline in the rear measuring 82 feet thereon.

Being ~~xxxxxx~~ the same property conveyed to Margaret V. Yarbrough by deed from W. C. Gaines and R. W. Gregory of record in Book 2141, Page 398, Register's Office for said County.

Conveyed subject to Restrictive covenants contained in an instrument of record in Book 2089, Page 294, Register's Office for Davidson County, Tennessee. The Plan of record in Book 2133, Page 1, Register's Office for Davidson County, Tenn., shows a 40 foot setback line from Rosebank Avenue and a 10 foot easement along the rear 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 Charlie C. Cline and Wife, Ruth V. Cline their heirs and assigns, forever.

And I do covenant with the said Charlie C. Cline and Wife, Ruth V. Cline that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except 1953 Taxes which have been pro-rated and Purchaser will pay when due.

And I, Margaret V. Yarbrough do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Charlie C. Cline and Wife, Ruth V. Cline their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st. day of June, 19 53.

Margaret V. Yarbrough

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named Margaret V. Yarbrough

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st. day of June, 19 53.

Thelma Neal
Notary Public

Commission expires Jan. 29, 1955



1 11266

13201 WARRANTY DEED

FROM

MARGARET V. YARBROUGH

TO

CHARLIE C. CLINE AND WIFE,

RUTH V. CLINE

1140 JUN 30 P 1953

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