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WARRANTY DEED Form 1061 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 - TEN AND NO/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Robert R. Longhurst and wife, Ann McMahon Longhurst, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Suburban Properties, Inc., a Tennessee corporation, has ~~have~~ bargained and sold, and by these presents do/transfer and convey unto the said Robert R. Longhurst and wife, Ann McMahon Longhurst, 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. 51 on the Map of Rosewood Heights, Section II, as of record in Book 2133, page 57, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being part of the property conveyed to Suburban Properties, Inc., by deed from Mary Gasser Rohrbach, et al, of record in Book 2137, page 300, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2153, page 534, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 57, which shows an Owner's Certificate, certain easements and set-back lines.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert R. Longhurst and wife, Ann McMahon Longhurst, their heirs and assigns, forever.

Suburban Properties, Inc.,
And/ does ~~do~~ covenant with the said Robert R. Longhurst and wife, Ann McMahon Longhurst, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except taxes for 1954, which are assumed by the grantees herein.

And Suburban Properties, Inc., 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 Robert R. Longhurst and wife, Ann McMahon Longhurst, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Suburban Properties, Inc., has caused this instrument to be executed by its duly authorized officers on this 11th day of March, 1954.

ATTEST:
By: H. Paul Griffin
Secretary

SUBURBAN PROPERTIES, INC.
By: Marvin Bass
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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