K 2344

For and in consideration of the sum of TEN### DOLLARS ($ 10.00),

and other valuable considerations paid by Robert C. Jones and wife, Mary C. Jones, the receipt of all of which is hereby acknowledged,

S. BRIGGS BURKHALTER and wife, JEAN E. BURKHALTER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT C. JONES and wife, MARY C. JONES,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Map of Rosewood Heights, Section II, of record in Book 2133, page 57, Register's Office for said County.

Said Lot No. 60 fronts 80 feet on the easterly margin of Preston Drive and runs back between lines, 127.2 feet on the northerly line and 141.6 feet on the southerly line, to a dead line in the rear measuring 81.3 feet.

Being part of the property conveyed to S. Briggs Burkhalter and wife, Jean E. Burkhalter, by deed from Lloyd L. Pilkinton, single, of record in Book 2270, page 319, 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, a 60-foot set-back line from Preston Drive and a 10-foot easement along the east rear line of the lot for public utilities, and an anchor easement 2½x20 feet fronting 2½ feet on Preston Drive at the southwest corner of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except taxes for 1955 which have been prorated and assumed by the Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 2nd day of March, 1955

S. Briggs Burkhalter

Jean E. Burkhalter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Margaret V. Yarbrough, a Notary Public in and for the State and County aforesaid, personally appeared the within named S. Briggs Burkhalter and wife, Jean E. Burkhalter, 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, the 2nd day of March, 1955

Margaret V. Yarbrough
Notary Public

My commission expires: Jan. 28, 1957

WARRANTY DEED
MC&F
From S. BRIGGS BURKHALTER et ux.
48738
To ROBERT C. JONES et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record MAR 2 1955 at 2:20 o'clock P.M.
Noted in Book 2317 Page 317
Recorded in Book 2317 Page 317
Recording Fee $2.25
WILLIE P. BURGESS, Register
By [illegible] D.C.

NASH

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