K 2395

WARRANTY DEED Form 1051 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 the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note executed by Edward M. Rosentreter and wife, Evelyn W. Rosentreter to Kimbrough-Phillips Company, for the original amount of $11,800.00, dated December 15, 1950, with interest at 4% per annum, both principal and interest payable $62.30 monthly, and secured by Deed of Trust of record in Book 1927, page 323, Register's Office, Davidson County, Tennessee, we, Edward M. Rosentreter and wife, Evelyn W. Rosentreter, have bargained and sold, and by these presents do transfer and convey unto the said James M. Blankenship and wife, Ora S. Blankenship 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. 34 on the Map of Merry Oaks Subdivision, as of record in Book 1835, pages 67 and 68, Register's Office for said County.

Beginning at a point in the southerly margin of Fairway Drive, the common corner of Lots Nos. 33 and 34; thence with the line between said lots, southerly 250 feet to a point; thence southwesterly 139.2 feet to the common corner of Lots 34 and 35; thence with the line between said lots, northerly 296.8 feet to the southerly margin of Fairway Drive; thence with the margin of said Drive, northeasterly 82.2 feet to the point of beginning.

Being the same property conveyed to Edward M. Rosentreter, by deed from McFarland Heights, Inc., as of record in Book 1908, page 291, said Register's Office.

The above described property is being conveyed subject to restrictive covenants of record in Book 416, page 145, which were amended by an instrument filed for record May 8, 1950 in Book 1846, page 109, and restrictions filed for record July 17, 1950, in Book 1855, page 377, which were amended by an instrument filed for record Aug. 8, 1950, in Book 1876, page 264, 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 James M. Blankenship and wife, Ora S. Blankenship their heirs and assigns, forever.

And we do covenant with the said James M. Blankenship and wife, Ora S. Blankenship that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out herein and by 1955 taxes, which the grantees herein assume and agree to pay.

And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of March, 19 55.

Edward M. Rosentreter
Edward M. Rosentreter

Evelyn W. Rosentreter
Evelyn W. Rosentreter

STATE OF ~~TENNESSEE~~ VIRGINIA
~~County~~ City OF Fairfax

Personally appeared before me, Walton T. Oliver Jr, a Notary Public in and for said County and State, the within named Edward M. Rosentreter and wife, Evelyn W. Rosentreter

the bargainor, 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 Fairfax, ~~Tennessee~~ Virginia, this 31 day of March, 19 55

My Commission Expires January 28, 1956
Commission expires

Walton T. Oliver
Notary Public

PG 115