J-136780

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ TEN & NO/100ths

($10.00) **DOLLARS**

cash in hand paid by THOMAS BYRD ROONEY and wife, CATHERINE ROONEY and ELEANOR C. ROONEY, unmarried,

We, W. S. Willey and wife, Mary M. Willey

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS BYRD ROONEY and wife, CATHERINE ROONEY and ELEANOR C. ROONEY, unmarried

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 95 on the Plan of West Meade Farms, Inc., Section "E" as of record in Book 1835, page 70, Register's Office for said County, described as follows:
Beginning on the southeasterly margin of Robin Hill Road at the corner of lots Nos. 95 and 96; thence with the line between said two lots, southeastwardly 381.4 feet; thence south 70 deg. 32' west 167 feet to the easterly margin of Brook Hollow Road; thence with same northwardly 361.2 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 39.5 feet to the southeasterly margin of Robin Hill Road; thence with same, northeastwardly 162.9 feet to the beginning.
Said property was conveyed to W. S. Willey and wife, Mary M. Willey, by deed from West Meade Farms, Inc., of record in Book 2439, page 273, said Register's Office.

Taxes for 1955 to be paid by purchasers, same having been pro-rated as of date hereof. The above described property conveyed subject to a ten foot easement for public utilities along the southeasterly line of premises, 100 foot setback line from Robin Hill Road and 50-foot building set back line from Brook Hollow Road, and restrictive covenants in Book 2011, page 235, Register's Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the ~~said~~ THOMAS BYRD ROONEY and wife, CATHERINE ROONEY and ELEANOR C. ROONEY, unmarried, their heirs and assigns, forever.

And we do covenant with the said Thomas Byrd Rooney and wife, Catherine Rooney and Eleanor C. Rooney, 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 as hereinbefore set out.

And we, W. S. Willey and wife, Mary M. Willey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said THOMAS BYRD ROONEY and wife, CATHERINE ROONEY and ELEANOR C. ROONEY, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21 day of September, 1955.

Mary M. Willey

W. S. Willey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise S. Cash, a Notary Public in and for said County and State, the within named W. S. Willey and wife, Mary M. Willey

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 Nashville, Tennessee, this 21 day of September, 1955

Commission expires July 24, 1957

Louise S. Cash
Notary Public