BK 2708

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 1.00 ---------- ONE AND NO/100 ---------- DOLLARS

cash in hand paid by Julia A. Stanfill and Cordelia C. Stanfill, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, S. Briggs Burkhalter and wife, Jean E. Burkhalter,

have bargained and sold, and by these presents do transfer and convey unto the said Julia A. Stanfill and Cordelia C. Stanfill,

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. 119 and the easterly 10 feet of Lot No. 120, Rosewood Heights, Section III, as of record in Book 2133, page 61, Register's Office for said County, as permitted to be sold as one tract by Davidson County Planning Commission in the Revision of said Plan, as shown by instrument of record in Book 2284, page 547, said Register's Office, and by instrument of record in Book 2542, page 516, said Register's Office, and described as follows:

Beginning at a point in the south margin of Mitchell Road at the corner of Lots Nos. 118 and 119; thence with the line between said lots, southerly 185.3 feet to a point; thence northwesterly 48 feet to a corner of Lots Nos. 119 and 120; thence along the south line of Lot No. 120 westerly 10 feet to a point; thence northerly 173.4 feet, more or less, to the south margin of Mitchell Road; said point being 10 feet west of the corner of Lots Nos. 119 and 120; thence along the southerly margin of Mitchell Road easterly 91.1 feet to the point of beginning.

Being part of the property conveyed to S. Briggs Burkhalter and wife, Jean E. Burkhalter, by deed from Suburban Properties, Inc., as of record in Book 2158, page 581, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2156, page 140, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 61, which shows an Owner's Certificate, a 35-foot set-back line from Mitchell Road, and a 10-foot easement along the south rear lines for 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 Julia A. Stanfill and Cordelia C. Stanfill, their heirs and assigns, forever.

And we do covenant with the said Julia A. Stanfill and Cordelia C. Stanfill, 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 taxes for 1958 which are assumed by the Grantees herein.

And we, S. Briggs Burkhalter and wife, Jean E. Burkhalter, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Julia A. Stanfill and Cordelia C. Stanfill, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of January, 1958.

S. Briggs Burkhalter

Jean E. Burkhalter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Virginia E. Mitchell, a Notary Public in and for said County and State, the within named S. Briggs Burkhalter and wife, Jean E. Burkhalter,

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 Nashville, Tennessee, this 2nd day of January, 1958

Commission expires: April 22, 1961

Virginia E. Mitchell
Notary Public

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