BK 2751

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 James W. Brooks and wife, Elaine R. Brooks, 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 James W. Brooks and wife, Elaine R. Brooks,

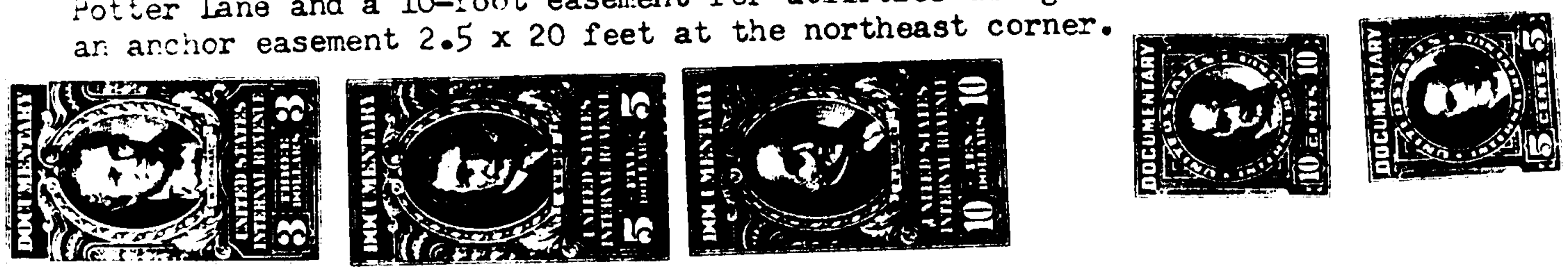
their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 144 on the Map of Rosewood Heights, Section V, as of record in Book 2331, page 39, Register's Office for said County.

Said Lot No. 144 fronts 72 feet on the west side of Potter Lane and runs back 196.8 feet on the north line and 185 feet on the south line, to a dead line, which is a broken line, on which it measures 98.7 feet.

Being the same property conveyed to S. Briggs Burkhalter and wife, Jean E. Burkhalter, by deed from Phillip M. Harris and wife, of record in Book 2593, page 352, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2437, page 574, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 39, which shows an Owner's Certificate, a 30-foot set-back line from Potter Lane and a 10-foot easement for utilities along the west rear line and an anchor easement 2.5 x 20 feet at the northeast corner.



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 W. Brooks and wife, Elaine R. Brooks, their **heirs and assigns, forever.**

And we **do covenant with the said** James W. Brooks and wife, Elaine R. Brooks, **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 have been prorated and 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** James W. Brooks and wife, Elaine R. Brooks, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 1st **day of** June, 19 58.

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 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** 9th **day of** June, 19 58.

Commission expires April 22, 1961

Virginia E. Mitchell
Notary Public

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