K 2795

For and in consideration of the sum of $ 1.00 -

- - - - - - - - - - - - - - - - ONE AND NO/100 - - - - - - - - - - - - - DOLLARS

cash in hand paid by William R. Taylor and wife, Mary Ruth Taylor, 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 William R. Taylor and wife, Mary Ruth Taylor,

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. 72 on the Plan of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.

Said Lot No. 72 fronts 65 feet on the south side of Pafford Drive, and runs back between lines, 195.8 feet on the east line and 211.4 feet on the west line to a [illegible] line in the rear on which it measures 66.8 feet.

[illegible] same property conveyed to S. Briggs Burkhalter and wife, Jean E. Burkhalter, by deed from James W. Brooks and wife, as of record in Book 2544, page 121, said Register's Office.

[illegible] is made subject to restrictions of record in Book 1907, page 593, Register's Office for Davidson County, Tennessee, and the Plan of record in Book [illegible], which shows an Owner's Certificate, a 30-foot set-back line from [illegible], and a 10-foot easement along the southerly rear line for public [illegible].

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William R. Taylor and wife, Mary Ruth Taylor, their heirs and assigns, forever.

And we do covenant with the said William R. Taylor and wife, Mary Ruth Taylor, 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 [illegible] 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 William R. Taylor and wife, Mary Ruth Taylor, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of July, 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 bargainors, 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 7th day of July, 1958

Commission expires [illegible] 22, 1961

Virginia E. Mitchell
Notary Public

WARRANTY DEED.

FROM

S. Briggs Burkhalter and wife,
Jean E. Burkhalter

TO

William R. Taylor and wife,
Mary Ruth Taylor

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 7 day of Jul A.D. 1958 at 2:09 o'clock P M.
Noted in Book ___ Page ___
Recorded in Book ___ Page ___
Recording Fee $ ___
JAMES P. WILSON, Register
By ___

DOCUMENTARY 50 CENTS
DOCUMENTARY 3 DOLLARS
DOCUMENTARY 3 DOLLARS
DOCUMENTARY 10 CENTS

PG 331