K 2876

WARRANTY DEED G-63923 BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 *** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GRACE BURNS PARRISH, joined by her husband, GEORGE M. PARRISH,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HEBER C. ROGERS and wife, FRANCES ARNETT ROGERS, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly part of Lot No. 75, all of Lot No. 142 and the westerly 5.3 feet of Lot No. 143 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County, described together as follows:

BEGINNING on the southerly margin of Ashwood Avenue at a point 315.7 feet west of the westerly margin of 18th Avenue South, said point being 5.3 feet east of the corner of Lots Nos. 142 and 143; thence southwardly and parallel with the line between Lots 142 and 143, 175 feet to the northerly margin of an alley; thence with said alley westwardly 88.3 feet, more or less, to the west side of a stone wall at the southeast corner of the J. P. Regan lot; thence northwardly with said stone wall and with the easterly line of said Regan property 175 feet to the southerly margin of Ashwood Avenue; thence with said Avenue eastwardly 88.8 feet, more or less, to the beginning.

Being the same property conveyed to Grace Burns Parrish, by deed from Louise Reed Morton, Edith Smith Ford and A. F. Morton, of record in Book 1140, page 308, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 12 day of February, 1959

Grace Burns Parrish
George M. Parrish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Charles K. Cosner, a Notary Public in and for the State and County aforesaid, personally appeared the within named Grace Burns Parrish and husband, George M. Parrish,

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, the 12th day of February, 1959 Charles K. Cosner
Notary Public

My commission expires: Feb. 4, 1961

19749

WARRANTY DEED
MCB&F

From
GRACE BURNS PARRISH ET VIR

To
HEBER C. ROGERS ET UX.

DOCUMENTARY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of 2:36 o'clock FEB A.D. 1959
Noted in Book 42 Page 34
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dep. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

PG 493