For and in consideration of the sum of $ 11,500.00) - DOLLARS

- - - - - - - - Eleven Thousand Five Hundred & no/100 - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by paid Robbie M. Rose, the receipt of which is hereby acknowledged,

I, JULIA CLEMMONS FITZGERALD

have bargained and sold, and by these presents do transfer and convey unto the said ROBBIE M. ROSE, to her sole and separate use, free from the debts, contracts, or marital rights of her present or any future husband, with full power vested in her to sell, mortgage, transfer or otherwise convey, as if she were a feme sole, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 28 on the Final Plat of Sharbers Harding Place Subdivision, not of record and described as follows:

BEGINNING at a point in the southerly margin of Trimble Road at the common corner of Lots 27 and 28; thence with the line between said lots, southerly 357 feet to the common corner of Lots 9, 10, 27 and 28; thence with the line between Lots 9 and 28, easterly 100 feet to the common corner of Lots 8,9,28 and 29; thence with the line between Lots 28 and 29, northerly 349 feet to a point in the southerly margin of Trimble Road; thence with the margin of the same, westerly 100 feet 5 inches to the point of beginning. Being the same property conveyed to JULIA CLEMMONS FITZGERALD, sole and separate estate, by deed from John J. Hanson and wife, of record in Book 1676, page 531, said Register's Office. This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robbie M. Rose, her heirs and assigns, forever.

And I do covenant with the said Robbie M. Rose that I am 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 1959 which have been prorated and assumed by the grantee herein.

And I, JULIA CLEMMONS FITZGERALD do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Robbie M. Rose her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 10th day of April, 1959

Julia Clemmons Fitzgerald
Julia Clemmons Fitzgerald

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, C. A. Lillard, a Notary Public in and for said County and State, the within named Julia Clemmons Fitzgerald the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 1959

C. A. Lillard
Notary Public

Commission expires May 9th 1962.

FILE: C. A. LILLARD & CO.

Warranty Deed

FROM 27689

Julia Clemmons Fitzgerald

To

Robbie M. Rose

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of APR A.D. 1959 at 3:17 o'clock P. M.
Noted in Book 92 Page 204
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.R.