K 2962

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10.00

TEN AND NO/100 - **DOLLARS**

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

W, W. E. Batey and wife, Betty S. Batey

have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Rose and wife, Jacqueline D. Rose, their

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

Land in Davidson County, Tennessee, being part of Lot No. 3 on the K. J. Morris lands, a plan of which is of record in Book 57, page 49, Register's Office for said County, and described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated April 28, 1959, as follows:

Beginning at a point on the northerly margin of Bell Grimes Lane, being the southwest corner of the prope rty known at Tract "B" conveyed to R. R. Mincy et ux, Mariam Mincy, by deed of record in Book 2904, page 131, said Register's Office; thence north 3 deg. 40' east 202.91 feet to a point; thence north 83 deg. 06' west 30.9 feet to a point; thence north 1 deg. 20' west 568.8 feet to a point in the southerly margin of the J. B. Jackson property; thence north 87 deg. 51' west 386.6 feet to a point; thence south 3 deg. 48' west 558.0 feet to a point; thence south 83 deg. 06' east 270.3 feet to a point; thence south 3 deg. 40' west 203.41 feet to a point in the northerly margin of Bell Grimes Lane; thence with the margin of said land south 86 deg. 20' east 50 feet to the beginning.

Being part of the property conveyed to W. E. Batey and wife, Betty S. Batey, by deed from Henry T. Beasley, Jr. et ux, Oma Green Beasley, of record in Book 2904, page 45, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert E. Rose and wife, Jacqueline D. Rose, their **heirs and assigns, forever.**

And we **do covenant with the said** Robert E. Rose and wife, Jacqueline D. Rose **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.**

And we, W. E. Batey andwife, Betty S. Batey **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Robert E. Rose and wife, Jacqueline D. Rose their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 1st **day of** September, **19** 59

W E Batey

Betty S. Batey

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