BK 2963

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ONE THOUSAND AND 00/100---------- ----------($1000.00)---------- DOLLARS

PAID IN CASH BY JOHN T. MARTIN, SR., AND WIFE, BERNICE W. MARTIN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. M. ROSEACHER AND WIFE, RUTH ROSEACHER

have bargained and sold, and by these presents do transfer and convey unto the said JOHN T. MARTIN, SR., AND WIFE, BERNICE W. MARTIN 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 LOT. No. 39 ON THE PLAN OF RIVER VIEW SUBDIVISION, AS OF RECORD IN BOOK 547, PAGES 93, 94 AND 95, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT No. 39 FRONTS 50 FEET ON THE WESTERLY SIDE OF RIVER VIEW AVENUE AND EXTENDS BACK BETWEEN LINES, 195 FEET ON THE NORTH LINE AND 198 FEET ON THE SOUTH LINE, TO A LINE IN THE REAR MEASURING 49.9 FEET THEREON. SAID REAR LINE BEING AT THE LOW WATER MARK OF THE CUMBERLAND RIVER.

AND BEING PART OF THE SAME PROPERTY CONVED TO J. M. ROSEACHER AND WIFE, RUTH ROSEACHER BY DEED FROM AL LINX, TRUSTEE, OF RECORD IN MINUE BOOK 2634, PAGE 390. R.O.D.C., TENN.

SAID PROPERTY IS ENCUMBERED BY FLOWAGE EASEMENT GRANTING THE U. S. GOVERNMENT RIGHT TO FLOOD PART OF PROPERTY OF RECORD IN ONE OF THE FOLLOWING BOOKS AND PAGES: BOOK 2196, PAGE 61; PAGE 67· PAGE 291, PAGE 287, OR PAGE 295, OR BOOK 2200, PAGE 399, PAGE 507 OR PAGE 519, R.O.D.C., TENN.

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To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN T. MARTIN, SR., AND WIFE, BERNICE W. MARTIN THEIR heirs and assigns, forever.

And WE do covenant with the said JOHN T. MARTIN SR., AND WIFE, BERNICE W. MARTIN 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 AS SET OUT ABOVE.

And WE, J. M. ROSEACHER AND WIFE, RUTH ROSEACHER do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said JOHN T. MARTIN, SR. AND WIFE, BERNICE W MARTIN, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 7 day of OCTOBER, 1959

J. M. Roseacher Ruth Roseacher

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