BK 2992

For and in consideration of the sum of ($10.00) DOLLARS

Ten and no/100

cash in hand paid to us by John W. Horsley, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, Walter R. Fletcher, Jr. and wife, Kathryn Fletcher

have bargained and sold, and by these presents do transfer and convey unto the said John W. Horsley

his 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.74 on the Plan of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.
Said Lot No.74 fronts 75 feet on the southerly side of Pafford Drive and runs back 161.2 feet on the easterly line and 179.1 feet on the westerly line, to a dead line, measuring 79.1 feet thereon.
Being the same property conveyed to Walter R. Fletcher, Jr. and wife, Kathryn Fletcher, by deed from Walter A. Dunlap and wife, of record in Book 2141, page 521, said Register's Office.
Subject to restrictions filed for record October 23, 1950, in Book 1907, page 593.
The recorded plan shows an Owner's Certificate, a 30 foot set-back line from Pafford Drive and a 10 foot easement for public utilities along the rear of the lot for public utilities.

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 W. Horsley his heirs and assigns, forever.

And we do covenant with the said John W. Horsley 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, Walter R. Fletcher, Jr. and wife, Kathryn Fletcher 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 W. Horsley his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of November, 19 59

Walter R. Fletcher Jr.
Kathryn Fletcher

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Frank N. Dorsey, Jr., a Notary Public in and for said County and State, the within named Walter R. Fletcher, Jr. and wife, Kathryn Fletcher, 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 4th day of November, 19 59

Commission expires April 23, 1960

Frank N. Dorsey, Jr.
Notary Public

NOTARY PUBLIC

TENNESSEE TITLE COMPANY

58563

Warranty Deed

From Walter R. Fletcher, Jr. Kathryn Fletcher

To John W. Horsley

Deed for Record Tennessee Title Co. 20th

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for Record the 4th day of Nov. 1959 at 2:40 P.M. and recorded in Book 1932 page 58

Register

TENNESSEE

PG 467