K 3034

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Thirteen Thousand Three Hundred Seventy Five and No/100 ----------($13,375.00)---------- DOLLARS Cash in hand paid by Wade M. Rogers and wife, Alice S. Rogers, the receipt of which is hereby acknowledged, we,

M. M. Coleman, A. W. Terrell and G. H. Todd

have bargained and sold, and by these presents do transfer and convey unto the said Wade M. Rogers and wife, Alice S. Rogers 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. 208 on the Map of Charlotte Park Subdivision, Section III, as of record in Book 2663, page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 208 fronts 63.0 feet on the easterly side of Henry Ford Drive and extends back 175.2 feet on the northerly line and 164.5 feet on the southerly line to a dead line in the rear on which it measures 102.6 feet.

Being the same property conveyed to M. M. Coleman, A. W. Terrell and G. H. Todd by warranty deed from Consolidated Developments, Inc., as of record in Book 2962, page 437, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are 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 Wade M. Rogers and wife, Alice S. Rogers their heirs and assigns, forever.

And we do covenant with the said Wade M. Rogers and wife, Alice S. Rogers 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 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And we, M. M. Coleman, A. W. Terrell and G. H. Todd do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Wade M. Rogers and wife, Alice S. Rogers their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25th day of March, 19 60

G. H. Todd

M. M. Coleman

A. W. Terrell

PG 319