K 3035

# WARRANTY DEED

*For and in consideration of the sum of* $1.00
----------ONE AND NO/100 ---------- *DOLLARS*
cash in hand paid by Mrs. Ruth Wynne Hutchison and other good and valuable considerations, the receipt of which is hereby acknowledged,

Robert L. Wynne and wife, Kathleen K. Wynne
/ *have bargained and sold, and by these presents do transfer and convey unto the said* Mrs. Ruth Wynne Hutchison
her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 39 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.

Said Lot No. 39 fronts 80 feet on the north side of Carter Street and runs back between lines,142.3 feet on the west line and 167.8 feet on the east line, to a dead line in the rear, measuring 84 feet thereon.

Being part of the property conveyed to Homesites, Inc. by deed from L. A. Newman, Trustee, et al, of record in Book 1813, page 103, said Register Office. The same as conveyed from Homesites, Inc. to Robert L. Wynne and Kathleen K. Wynne as recorded in Book 2040 Page 41.
This conveyance is made subject to restrictions of record in Book 1907, page 593, Register's Office for Davidson County, Tennessee, and the plan of record in Book 1835, page 26, shows an Owner's Certificate, a 30 foot set-back line from Carter Street and a 10-foot utilities easement in the rear.

*To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Mrs. Ruth Wynne Hutchison
her *heirs and assigns, forever.*

*And* they *do covenant with the said* Mrs. Ruth Wynne Hutchison
*that* itis *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* Robert L. Wynne and wife, Kathleen K. Wynne
*do further covenant and bind* their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mrs. Ruth Wynne Hutchison
her *heirs and assigns against the lawful claims of all persons, whomsoever.*
*Witness* their *hand this* 4th *day of* April, *19*60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert L. Wynne  Kathleen K Wynne

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* L. E. Hall, *a Notary Public in and for said County and State,* Robert L. Wynne AND Kathleen K. Wynne
*the within named bargainor, 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* April, *1960*

L. E. Hall *Notary Public*

NOTARY PUBLIC, DAVIDSON COUNTY, TENN.
My Commission Expires July 25, 1962

*Commission expires*

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