K 3067

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
----------TEN AND NO/100----------DOLLARS

Cash in hand paid by Donald Ellis Rooker and wife, Ruby C. Rooker, and other good and valuable consideration, receipt of which is hereby acknowledged;

BRENTWOOD HOMES, INC.

has / ~~have~~ bargained and sold, and by these presents ~~do~~ does transfer and convey unto the said

Donald Ellis Rooker and wife, Ruby C. Rooker

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot 40 on the Plan of Stanford Country Club Estates, Sec. 1, as of record in Book 2900, page 50, Register's Office for said County.

Said Lot No. 40 fronts 88.2 feet on the southerly side of Eldon Court, and runs back 151 feet on the easterly line and 218.6 feet on the westerly line, to a dead line in the rear on which it measures 114.4 feet thereon.

Being part of the property conveyed to Brentwood Homes, Inc., a Tennessee Corporation, by deed from Carl Batson and wife, as of record in Book 2997, page 177, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 2993, page 109; and to the easements and limitations shown on the Map of record in Book 2900, page 50.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donald Ellis Rooker and wife, Ruby C. Rooker their heirs and assigns, forever.

And / Brentwood Homes, Inc., does ~~do~~ covenant with the said Donald Ellis Rooker and wife, Ruby C. Rooker that it is ~~has~~ lawfully seized and possessed of said land in fee simple; ~~have~~ a good right to convey it, and the same is unencumbered.

And Brentwood Homes, Inc., does further covenant and bind itself, its / successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Donald Ellis Rooker and wife, Ruby C. Rooker their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Brentwood Homes, Inc., has caused this instrument to be executed by ~~Witness hand this day of~~ its duly authorized officer this 19th day of April, 1960.

BRENTWOOD HOMES, INC.
By: Carl Batson
President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained. Witness my hand and official seal at ....., Tennessee, this.....day of....., 19.....

Commission expires..... .....
Notary Public

TENNESSEE TITLE COMPANY

PG 501