K 3102

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $10.00, Ten and No/100- DOLLARS

Cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, and the hereinafter named GRANTEES assume and agree to pay the unpaid principal balance of an original indebtedness of $8,450.00 executed by Jerry McNish and wife, to T. I. Holman, Jr., Trustee, of record in Book 2688, Page 577, Register's Office for Davidson County, Tennessee.

We, Leo Rose and wife, Stella Rose

have bargained and sold, and by these presents do transfer and convey unto the said Virgle R. Rose and wife, Darlene S. Rose

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 26 on the Map of Colonial Village, as of record in Book 1424, Page 58, Registers Office for said County.

Said Lot No. 26 fronts 70 feet on the northerly side of Colonial Circle and runs back 255.15 feet on the westerly line and 227.72 feet on the easterly line, to the south line of the Tennessee Central Railroad right-of-way, measuring 75.35 feet thereon.

Being the same property conveyed to Leo Rose and wife, Stella Rose by deed from Jerry McNish and wife, Barbara S. McNish, of record in Book 2958, Page 25, Register's Office for said county.

Conveyance is made subject to restrictions of record in Book 1630, Page 349, and Book 1637, Page 259, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Virgle R. Rose and wife, Darlene S. Rose their heirs and assigns, forever.

And we do covenant with the said Virgle R. Rose and wife, Darlene S. Rose 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 recited above.

And We, Leo Rose and wife, Stella Rose do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Virgle R. Rose and wife, Darlene S. Rose their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 18th day of July, 1960.

Leo Rose

Stella Rose

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Christine L. Bowman, a Notary Public in and for said County and State, the within named Leo Rose and wife, Stella Rose

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 office, this 18th day of July, 1960.

My Commission expires ...il 28, 1963.

Christine L. Bowman
Notary Public

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