BK 3164

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ---------$10.00----------

Ten and no/100 ---------- DOLLARS

Cash in hand paid by Henry Yarbrough and wife, Alice L. Davis Yarbrough, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Rowena Haden Rose, a widow

_____ have bargained and sold, and by these presents do transfer and convey unto the said Henry Yarbrough and wife, Alice L. Davis Yarbrough

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

Being part of Lot No. 47 on the Map of Waverly Lands Company's Plan of record in Book 57, page 95, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Elliott Avenue, formerly Kirkman Avenue, 117 feet west of the northeast corner of said lot; thence southwesterly on Elliott Avenue, on a curve, 75 feet; thence in a southeasterly direction in a straight line to the intersection of the alley at a point 20 feet from the corner of Lot No. 56; thence north along said alley 20 feet; thence in a northwesterly direction in a straight line to the beginning.

Being the same property conveyed to Rowena Haden Rose, a widow, by deed from D.E. Mallernee Jr., and wife, Mary Long Mallernee, as of record in Book 3066, page 505, Register's Office for Davidson County, Tennessee.

The Grantees herein named have assumed for payment and do hereby agrees to pay the sum of $7549.17, which represents the unpaid balances of two notes, executed by Rowena Haden Rose, a widow, secured by two deeds of trust, one in Book 3052, Page 363, and the other in Book 3087, Page 387, 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 Henry Yarbrough and wife, Alice L. Davis Yarbrough their heirs and assigns, forever.

And I do covenant with the said Henry Yarbrough and wife, Alice L. Davis Yarbrough, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as herein above stated.

And I, Rowena Haden Rose,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Henry Yarbrough and wife, Alice L. Davis Yarbrough, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 4th. day of November, 1960

Rowena Haden Rose

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