K 3179

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

----------Ten and No/100---------- DOLLARS

cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged,

Wright & Sadler, Inc., a Tennessee Corporation, have bargained and sold, and by these presents do transfer and convey unto the said Garland P. Rose & wife, Martha J. Rose 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. 305 on the Map of Burchwood Gardens, Section 3 of record in Book 2900, page 116, Register's Office for said County.

Said Lot No. 305 fronts 52.58 feet on the easterly terminus of Marsden Avenue and runs back 344.82 feet on the northerly line and 135 feet on southerly to a line in the rear, which is a broken line, measuring 347.25 feet thereon.

Being the same property conveyed to Wright & Sadler, Inc., by deed from Suburban Properties, Inc., of record in Book 3158, page 183, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Garland P. Rose & wife, Martha J. Rose their heirs and assigns, forever.

And it does covenant with the said Garland P. Rose & wife, Martha J. Rose that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Wright & Sadler, Inc. do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Garland P. Rose & wife, Martha J. Rose their heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof Wright & Sadler, Inc., has caused this instrument to be executed by its duly authorized officers this the 24th day of 1961

Wright & Sadler, Inc.
Lewis H. Sadler
Lewis H. Sadler, Sec. & Treas.

Wright & Sadler, Inc.
John E. Wright, President

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