K 3185

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100---------- (10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by F. David Rose and wife, to R. Bruce Robertson, Jr., Trustee, of record in Book 2871, page 311, Register's Office for Davidson County, Tennessee, which Mortgage the purchasers hereby assume and agree to pay we F. David Rose and wife, Loraine Mc Rose

have bargained and sold, and by these presents do transfer and convey unto the said J. Frank Walters and wife, Olivia D. Walters 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. 36 on the Plan of Crest Meade, Section I, of record in Book 2331, page 153, Register's Office for said County.

Said Lot No. 36 fronts 159.6 feet on the northeasterly side of Davidson Road and runs back 298 feet on the northwesterly line and 337.4 feet on the southeasterly line to a dead line in the rear on which it measures 131.5 feet.

Being the same property conveyed to F.David Rose and wife, Loraine M. Rose by deed from John B. Turner and wife, or record in Book 2855, page 97, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Frank Walters and wife, Olivia D. Walters their heirs and assigns, forever.

And we do covenant with the said J. Frank Walters and wife, Olivia D. Walters 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 herein above stated and 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And we, F. David Rose and wife, Loraine Mc 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 J. Frank Walters and wife, Olivia D. Walters their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of March, 19 61.

F. David Rose

Loraine M Rose

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