K 3252

WARRANTY DEED

For and in consideration of the sum of $10.00
- - - - - - - - - - TEN & 00/100 - - - - - - - - - - - - - - - - *DOLLARS*
cash paid by Joe Frank Kerr, Jr. and wife Shelby Smith Kerr, the receipt of which is hereby acknowledged, and other good and valuable considerations,

We, Dudley Dean Rose and wife, Betty Rose
have bargained and sold, and by these presents do transfer and convey unto the said Joe Frank Kerr, Jr. and wife, Shelby Smith Kerr, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of the T. J. Wilkinson Estate, described according to a copy of a survey thereof made by C. J. Carney, Surveyor, dated August 20, 1960, as follows:
Beginning at a point in the center line of Cotton Patch Road, at the northwesterly corner of the property conveyed by G. Howard Wilkinson to Howard Reese and wife; thence North 72 degrees east 840 feet to a point; thence north 13 degrees 16 minutes east 227 feet to a point; thence south 72 degrees west 980 feet to a point in the center line of Cotton Patch Road; thence south 18 degrees east 233 feet to the point of beginning, containing 5 acres, more or less.

Being the same real property conveyed to Dudley Dean Rose and wife, Betty Rose by deed from Frank Allen and wife, Geneva May Allen, of record in Book 3161, page 57, 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 Joe Frank Kerr, Jr. and wife, Shelby Smith Kerr, their
heirs and assigns, forever.

And we *do covenant with the said* Joe Frank Kerr, Jr. and wife, Shelby Smith Kerr *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.*

And we, Dudley Dean Rose and wife, Betty 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* Joe Frank Kerr, Jr. and wife, Shelby Smith Kerr, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand*S *this* 17 *day of* July, 1961, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dudley D. Rose
Betty R Rose

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dudley Dean Rose and wife, Betty Rose, *a Notary Public in and for said County and State,*

*the within named bargainor*S, *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 Nashville, Tennessee,
this ..... *day of* July, 1961.

Notary Public

Commission expires .....

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