K 3314

WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - *DOLLARS*

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

We, J. W. Rogers and wife, Nell C. Rogers,

have bargained and sold, and by these presents do transfer and convey unto the said Nell C. Rogers, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 13 on the Plan of Hillsboro Circle, of record in book 1130, page 15, Register's Office for said County.

Said Lot No. 13 fronts 60 feet on the northerly margin of Sharondale Court and runs back between parallel lines 150 feet to the right of way of the Tennessee Central Railroad Company.

Being the same property conveyed to J. W. Rogers and wife, Nell C. Rogers, by deed from Homer G. Boyer and wife, of record in book 2332, page 517, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: The Plan of record in Book 1130, page 15, said Register's Office, a 30-foot setback line from Sharondale Court, and a 10-foot easement for public utilities along the west line of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nell C. Rogers, her *heirs and assigns, forever.*

And we *do covenant with the said* Nell C. Rogers *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, J. W. Rogers and wife, Nell C. Rogers *do further covenant and bind heirs and representatives, to warrant and forever defend the title to the said land to the said* Nell C. Rogers, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 12th *day of* December, 1961. ~~xxxx~~ ~~corporate seal of corporation having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

J. W. Rogers

Nell C. Rogers

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } Evelyn F. Cheatham

Personally appeared before me J. W. Rogers, *a Notary Public in and for said County and State* J. W. Rogers

the within named bargainor, *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 15th *day of* November, 1961.

Evelyn F. Cheatham *Notary Public*

Commission expires 11-23-64

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