BK 3344

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - $10.00 - Ten and no/100 - - - - - - - - - - - *DOLLARS* and other good and valuable considerations, cash in hand paid by Margaret Boyd Rogers, a single woman, the receipt of all of which is hereby acknowledged.

I, Lottie H. Barnes, a widow *have bargained and sold, and by these presents do transfer and convey unto the said* Margaret Boyd Rogers

her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Land in Davidson County, Tennessee, being part of Lot No. 125 on the Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County, and described according to a survey made by Wm. Collier Parrish, Associates, Dated Dec. 19, 1961, as follows: Beginning in the easterly margin of Belmont Boulevard, 200 feet northerly from the northeast corner of said Boulevard, and Linden Avenue; thence in an easterly direction 186 feet to a point in the westerly margin of a 12-foot alley; said point being in a fence corner; said point also being 200 feet northwardly from the northerly margin of Linden Avenue; thence with said alley, in a northerly direction 34 feet to the southeasterly corner of the property conveyed to Ernest T. Hudson and wife, by deed from Mary Kate Davis, as of record in Book 1942, page 39; thence with said Hudson's southerly line in a westerly direction 186 feet to the easterly margin of Belmont Boulevard; thence with the margin of the same, southerly 44 feet to the point of beginning.

Being part of the property conveyed to Lottie H. Barnes, by deed from W. P. Fly and wife, in Book 965, page 391, 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 Margaret Boyd Rogers her *heirs and assigns, forever.*

And I *do covenant with the said* Margaret Boyd Rogers *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.*

And I, Lottie H. Barnes, a widow *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Margaret Boyd Rogers, a single woman her *heirs and* ~~assigns~~ *against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 1st *day of* March, 19 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Neville
A. P. Barnes, Jr.

Lottie H Barnes
Lottie H. Barnes

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ Broward

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Lottie H. Barnes, a widow

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

Witness my hand and official seal at Fort Lauderdale, Florida *this* 1st *day of* March, 19 62

Mary Neville
Notary Public

Commission expires Notary Public, State of Florida at Large
My Commission Expires APR 9, 1962
Bonded by American Surety Co. of N.Y.

PG 419