K 3619

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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

Cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged,

G. T. Developers, Inc., a Tennessee Corporation
have bargained and sold, and by these presents do transfer and convey unto the said John Lewis Rogers and wife, Charlotte Myers Rogers, 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. 51 on the Plan of Otter Creek Hills, as of record in book 2900, pages 110 and 111, Register's Office for said County. Said lot No. 51 fronts 237.9 feet on the northerly side of East Ashland Drive and extends back 407 feet on the easterly line and 214.8 feet on the westerly line, to a dead line, measuring 335 feet thereon.
Being part of the real property conveyed to G. T. Developers, Inc., by deed from John B. Whalley, Trustee, dated August 15, 1963, and recorded in book 3613, page 339, said Register's Office.
Subject to restrictive covenants of record in Book 3255, page 387, Register's Office, Davidson County, Tennessee, and the plan of record shows a ten-foot easement for public utilities, anchor easement, 100 foot building setback line from East Ashland Drive, and conditions of owners certificate of record in Book 2900, pages 110 and 111, 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 John Lewis Rogers and wife, Charlotte Myers Rogers, their heirs and assigns, forever.

And we do covenant with the said John Lewis Rogers and wife, Charlotte Myers 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 G. T. Developers, Incorporated do further covenant and bind itself, its assigns heirs and representatives, to warrant and forever defend the title to the said land to the said John Lewis Rogers and wife, Charlotte Myers Rogers, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20th day of September, 1963

G. T. DEVELOPERS, INC.

By: Thos. M. Mitchell
Vice-President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at office, this _____ day of _____, 19__.

Commission expires _____

_____ Notary Public

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