Warranty Deed

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NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $1.50 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of Instrument and is not to be recorded.

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of ($10.00)

Ten Dollars and no/100 DOLLARS and other good and valuable considerations, paid to Andrew Ewing, Trustee, receipt of which is hereby acknowledged,
I, ANDREW EWING, TRUSTEE, acting pursuant to the powers conferred upon me by a certain deed of record in Book 2862, page 574, and in an instrument of record in Book 3164, page 75, Register's Office for Davidson County, Tennessee, to which reference is made for the powers herein conferred upon me,

I have bargained and sold, and by these presents do transfer and convey unto the said James M. Roseacher and wife, Ruth S. Roseacher their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 711 on the Plan of Caldwell Hall, Section XII, as of record in Book 3300, page 57, Register's Office for said County,

Beginning in the north margin of Richmar Drive at the corner of Lots no. 711 and 712; thence westerly with said Drive, around a slight curve, 130 feet to a monument; thence northerly around a curve, 39.27 feet to a monument in the east margin of Trousdale Drive; thence north with said Drive, 110 feet to a corner of Lots No. 710 and 711; thence east with the line of said lots, 107.45 feet to a monument at the corner of Lots no. 711 and 712, and 710; thence southerly with the line between lots no. 711 and 712, 118.9 feet to the point of beginning.

Being part of the same property conveyed to Elmer D. Davies, Jr. and Andrew Ewing, as Substitute Trustees by deed from Rogers Caldwell, et al, Trustees of record in Book 2862, page 574, having been appointed Substitute Trustees by instrument of record in Book 3164, page 75, which instrument further provides that either of said Trustees may make this conveyance.

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This conveyance is made expressly subject to the following:

1. Restrictive covenants contained of record in Book 1788, page 108 and in Book 3376, page 234, said Register's Office.

2. The Plan of record shows an Owners Certificate certain setback lines and utility easements.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Roseacher and wife, Ruth S.Roseacher their heirs and assigns, forever.

And I do covenant with the said James M. Roseacher & wife, Ruth S. Roseacher that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Andrew Ewing, Trustee do further covenant and bind myself, my successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said James M. Roseacher & wife, Ruth S. Roseacher their heirs and assigns against the lawful claims of all persons whomsoever. insofar as I, as Trustee am authorized to do but not otherwise.

Witness My hand this 23rd day of May, 19 62

Andrew Ewing Trustee

STATE OF TENNESSEE,
Davidson County.

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

the 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 23rd day of May, 19 62

Commission Expires 10-26-63 Betty Poage, Notary Public.

Caution to Notary - Please see that your seal is affixed and all blank space is properly filled.

STATE OF _____
_____ 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 _____ Tennessee, this _____ day of _____, 19____

Commission Expires _____, Notary Public.

Caution to Notary - Please see that your seal is affixed and all blank space is properly filled.

CORPORATE ACKNOWLEDGMENT
(For Use of Corporations Only)

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19 ___

_____
Notary Public

My commission expires _____

Caution to Notary - Please see that your seal is affixed and all blank space is properly filled.

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

STATE TAX $ 23.10
PROBATE .50
TOTAL $ 23.60

AUG 25 2 23 PM '64

AUG 25 1964

NOTED: BOOK 109 PAGE 119
RECORDING FEE $ 2.00
DEP. REG. 1

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 25 1964

($15,400.00)

WARRANTY DEED

FROM

ANDREW EWING, TRUSTEE

TO

JAMES M. ROSEACHER, ET UX

(MURPHREE MORTGAGE COMPANY)

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this _____ day of _____ A. D. 19__
at _____ o'clock _____ M.,
Noted in Book _____ Page _____
Recorded in Book _____ Page _____
Recording Fee $ _____

_____
County Register

By _____
Dept. Reg.



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