THIS INSTRUMENT WAS PREPARED BY:
Mr. W. C. Rose
1025 Chicamauga Avenue
Nashville, Tennessee

WARRANTY DEED

BOOK 4476 PAGE 770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Sidney Rose		Map 83-5
(NAME) 1025 Chicamauga	(NAME) Same.	Par. 58
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	FW

FOR AND IN CONSIDERATION of the sum of ($10.00)

Ten and No/100---------- *Dollars,*
Cash in hand paid by Sidney Rose and wife, Maxine Rose, and other good and valuable considerations, the receipt of which is hereby acknowledged; and the assumption of and the agreement to pay one note as of record in Book 4429, Page 767, Register's Office for Davidson County, Tennessee, payable as specified therein.

We, W. C. Rose and wife, Maxine Rose

have this day bargained and sold, and do hereby transfer and convey unto the said Sidney Rose and wife, Maxine Rose

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 14 of Block "B" on the Plan of Eastwood Addition, as of record in Book 332, page 63, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the northerly side of Chicamauga Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to W. C. Rose and wife, Maxine Rose by deed from Joseph H. Rutherford and wife, Mary Call Rutherford, as of record in Book 4429, Page 765, Register's Office for Davidson County, Tennessee.

JAN 29 F CONV *5,500.00
JAN 29 F S'TAX A* 14.30
JAN 29 F PR'FEE A* .50
JAN 29 F W'DEED A* 3.00 * 17.80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $ 5,500.00

Subscribed and sworn to before me, this the 31st day of July 19 70

Affiant W. C. Rose

My commission expires: 11/12/72 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1025 (House Number) Chicamauga (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Sidney Rose and wife, Maxine Rose their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Sidney Rose and wife, Maxine Rose, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 31st *day of* July, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x W. C. Rose

x Maxine Rose

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mack H. Webb, *a Notary Public in and for said County and State,* W. C. Rose and wife, Maxine Rose, *the within named bargainorS, 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* 31st *day of* July, *19*70.

Notary Public

Commission expires 11/12/72.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

W. C. Rose, et ux

TO

Sidney Rose, et ux

B 0 3 3 9 6

IDENTIF. REFERENCE

JAN 29 10 56 AM '71

FEL[illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail: W. C. Rose
1224 Avondale Circle