Please Mail to

This Instrument Prepared By:
Clarence O. Ingram
Attorney at Law
5252 Murfreesboro Road
La Vergne, Tennessee 37086

WARRANTY DEED

FROM: ALMA FULLER

TO: ROY LEE ROSE and wife, IVA SUE ROSE

BOOK 5334 PAGE 753

New Owner's Name & Address	Send Tax Bills To	Map & Parcel Nos.
Roy Lee Rose et ux 133 Quinn Circle Nashville, Tennessee 37210	New Owners Same	Map No. 105-4 Parcel Nos. 308 315 318

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transfer or value of property (whichever is greater) is $5,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Roy Lee Rose

Sworn to and subscribed before me, this 5th day of September, 1978.

Clarence O. Ingram
Notary Public

My commission expires 5/10/81.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by ROY LEE ROSE and wife, IVA SUE ROSE, herein called GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ALMA FULLER, herein called GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said ROY LEE ROSE and wife, IVA SUE ROSE, their heirs and assigns, certain land in Davidson County, Tennessee, as follows:

TRACT NO. 1. A certain lot of ground fronting fifty (50) feet on the easterly side of Breen Street (now Creek Street), in the Old Fairgrounds Tract, of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee, and running back between parallel lines 177 feet to the margin of Johnson Avenue. Said lot lies on the corner of Breen Street (now Creek Street) and North Hill Street, and is a part of Lot No. 22 of the Old Fairground Tract, the side along said North Hill Street being 177 feet to Johnson Avenue.

Being the same property conveyed to William T. Fuller et al by deed from G. C. Terry as of record in Book 2542, Page 260, Register's Office for Davidson County, Tennessee, and part of the same property title to which is vested in Dr. W. T. Fuller and wife, Alma Fuller, by decree of the Chancery Court for Davidson County, Tennessee, as of record in Minute Book 181 Page 28, Clerk and Master's Office for Davidson County, Tennessee, said decree being also recorded in Book 2634, Page 495, Register's Office for Davidson County, Tennessee, the said Dr. W. T. Fuller having since died leaving title to said property vested in Alma Fuller (Grantor Herein) as the surviving tenant by the entirety.

This Instrument was Prepared By: Clarence O. Ingram, Attorney at Law, 5252 Murfreesboro Road, La Vergne, Tennessee 37086.

TRACT NO. 2. Being parts of Lots Nos. 22 and 25, on Breen Avenue (now Creek Street) on the Plan of the Old Fairground Property, as of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee, as follows:

The southerly 55 feet of the westerly 85 feet of Lot No. 22 and the northerly 70 feet of the westerly 85 feet of Lot No. 25 fronting together 125 feet on the easterly side of Breen Avenue (now Creek Street) and running back between parallel lines 85 feet to an alley.

TRACT NO. 3. Being part of Lot No. 25, on Johnson Avenue, on the Plan of the Old Fairground Property, as of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee, as follows:

Part of Lot No. 25, being the southerly 25 feet of the northerly 70 feet of the easterly 85 feet of said Lot No. 25, fronting 25 feet on the westerly side of Johnson Avenue and running back between parallel lines 85 feet, more or less, to an alley.

Said Tracts Nos. 2 and 3 being the same property conveyed to William T. Fuller et al by deed from Mrs. Charlotte Johnson et vir as of record in Book 2544, Page 94, Register's Office for Davidson County, Tennessee, and part of the same property title to which is vested in Dr. W. T. Fuller and wife, Alma Fuller, by decree of the Chancery Court for Davidson County, Tennessee, as of record in Minute Book 181, Page 28, Clerk and Master's Office for Davidson County, Tennessee, said decree being also recorded in Book 2634, Page 495, Register's Office for Davidson County, Tennessee, the said Dr. W. T. Fuller having since died leaving title to said property vested in Alma Fuller as the surviving tenant by the entirety.

Said property is unimproved and is known as Parcels Nos. 308, 315 and 318, Map No. 105-4, Records and Mapping Section, Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements and zoning and land use regulations as pertaining to the premises.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unemcumbered, unless otherwise herein set out. And I do further covenant and bind myself, my heirs and represetatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this the 5th day of September, 1978.

Alma Fuller

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public

in and for said County and State, the within named Alma Fuller, the 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 La Vergne, Tennessee, this 5th day of September, 1978.

Notary Public

My commission expires May 10/1981.

E87240

IDENTIF. REFERENCE

SEP 7 9 01 AM '78

FELIX Z. W[illegible]SON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-7[illegible]	CONV	*5,000.00				
SEP-7[illegible]	S'TAX		B*	13.00		
SEP-7[illegible]	PR'FEE		B*	.50		
SEP-7[illegible]	W'DEED		B*	6.00	*	19.50