File Box 11

6327 03/13 160.24- CHECK

BOOK 5404 PAGE 675

# WARRANTY DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP PARCEL NOS.: |
|---|---|---|
| Richard N. Rosson and wife, Dione Kennedy<br>2509 Barton Avenue<br>Nashville, TN 37212 | SAME | Map - 104-11<br>Parcel - 252 |

FOR AND IN CONSIDERATION of the sum of Fifty-Nine Thousand Nine Hundred and no/100 ($59,900.00) Dollars, cash in hand, the receipt of which is acknowledged, I, Margaret M. Higgins, have this day bargained and sold, and do hereby transfer and convey unto the said Richard N. Rosson and wife, Dione Kennedy, and their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 60 on the map of the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 60 fronts 60 feet on the southerly side of Barton Avenue and runs back between parallel lines 215 feet to an alley.

Being the same property conveyed to John Higgins and wife, Margaret M. Higgins, by deed from James B. Grimes, Trustee, of record in Book 1248, page 370, Register's Office for Davidson County, Tennessee, the said John Higgins having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 59,900.00.

Richard N Rosson
Affiant

Sworn to and subscribed before me this 9th day of March, 1979.

Notary Public

My Commission Expires:
6-7-80

IDENTIF. REFERENCE
MAR 13 12 27 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F. I. 8 2 0 3

This is improved property, known as 2509 Barton Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtences, estate, title, and interest belonging to the said Richard N. Rosson and wife, Dione Kennedy, and their heirs and assigns forever. I do covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to the said Richard N. Rosson and wife, Dione Kennedy, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this 8th day of March, 1979.

Margaret M. Higgins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Elizabeth Gibson, a Notary Public in and for said County and State, Margaret M. Higgins, 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 Nashville, Tennessee, this 8th day of March, 1979.

Mary Elizabeth Gibson
Notary Public

My Commission Expires:

March 12, 1980




This instrument was prepared by
Thos. A. Higgins, Attorney,
18th Floor, Third National Bank Building,
Nashville, Tennessee 37219

**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5404 PAGE 677

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

59900.00- CAMT.
155.74 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 160.24-
8327A03/13/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 1. 8 2 0. 3.

T
IDENTIF. REFERENCE

MAR 13 12 27 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. [illegible]