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WARRANTY DEED

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For and in consideration of the sum of $ 1.00 - ONE AND NO/100 - - - - - - - - - - - - - - DOLLARS cash in hand paid by R. R. Cole and wife, Eula Cole, and other good and valuable considerations, the receipt of which is hereby acknowledged;

we, P. M. Chaffin and wife, Ruby Chaffin, have bargained and sold, and by these presents do transfer and convey unto the said R. R. Cole and wife, Eula Cole, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 1 and 2, Section A, Happy Valley Subdivision, not of record, and described as follows:

Beginning at the southeast corner of a 25-foot lane which adjoins and runs along Cooper Lane and Riverwood Drive, formerly Williams Ferry Road; thence southerly along said 25-foot Lane, 184 feet to the northwest corner of Lot No. 20, Section B; thence easterly along the line between lots 1 and 2, Section A, 20 and 21, Section B, 150 feet to the northwest corner of Lot 22, Section B; thence northerly along the line between lots 2 and 3, Section A, 179 feet to the southerly margin of Riverwood Drive; thence westerly along said Drive, 150 feet to the point of beginning.

Being part of the property conveyed to P. M. Chaffin and wife, Ruby Chaffin, by deed from George E. Eagan and wife, et al, of record in book 1031, page 623, Register's Office for said county.

This conveyance is made subject to restrictions of record in Book 1181, page 127, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. R. Cole and wife, Eula Cole, their heirs and assigns, forever.

And we do covenant with the said R. R. Cole and wife, Eula Cole, 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, except taxes for the year 1948 which have been prorated and assumed by the Grantees herein.

And we, P. M. Chaffin and wife, Ruby Chaffin, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said R. R. Cole and wife, Eula Cole, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of June, 1948.

P. M. Chaffin

[illegible signature]

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, H. Paul Griffin, a Notary Public in and for said County and State, the within named P. M. Chaffin and wife, Ruby Chaffin, the bargainor s, 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 16th day of June, 1948.

Commission expires Oct. 9, 1951

H. Paul Griffin
Notary Public

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