K 1711

For and in consideration of the sum of $ 5.00, Five and No/100 - - - - - DOLLARS, cash in hand paid, the receipt of which is hereby ~~XXXXXXX~~ acknowledged, and other valuable considerations,

I, T. B. Snell,

have bargained and sold, and by these presents do transfer and convey unto ~~XXXXX~~ Ellen Snell Coleman,

her 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 in Ashton Subdivision of the L.M.Lewis Farm, in the 13th Civil District of said County, as per Plan recorded in Book 419, page 21, R.O.D.C., Tennessee.

Said Lots Nos. 1 and 2 front 101.5 feet each, or a total of 203 feet on the southerly side of New Hydes Ferry Pike, and extend back, respectively, between parallel lines in a southerly direction to a dividing line between Lots Nos. 1 and 2 and 50, and each lot is 101.5 feet wide in the rear, said Lot No. 1 being the same property conveyed to me by deed of Lizzie Snell, of record in Book 670, page 47, R.O.D.C., Tenn., and said Lot No.2 being the same property conveyed to me by deed of E.B. Walton and wife Effie K. Walton, of record in Book 531, page 93, R.O.D.C. 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 Ellen Snell Coleman her heirs and assigns, forever.

And I do covenant with the said Ellen Snell Coleman that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by deed of trust executed by T.B.Snell and wife Willie Mai Snell to secure an indebtedness of $2550.00 to the Central Mortgage Company.

And I, T. B. Snell, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ellen Snell Coleman her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 23 day of March, 1949.

T. B. Snell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances D. Sanders, a Notary Public in and for said County and State, the within named T. B. Snell, 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 23 day of March, 1949.

NOTARY PUBLIC DAVIDSON CO. TENN.

Commission expires Oct. 14, 1952

Frances D. Sanders
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 29 day of MAR 1949 at 12:13 o'clock P.M. and recorded in Book 1711 page 194
W. D. Clutter
Dep. Reg.

Published by
TTCo
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

DO NOT PUBLISH

WARRANTY DEED
FROM
T. B. SNELL
TO
ELLEN SNELL COLEMAN
DO NOT PUBLISH

G 194