WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ *****10.00*****

*****Ten and no/100***** DOLLARS

Cash in hand paid by Erwin B. Latham and wife Catherine J. Latham the receipt of which is hereby acknowledged and for the balance the purchasers are subject to the unpaid balance of a mortgage executed by General Homes, Inc. to Marvin K. Barry, Trustee, of record in Book 1564 page 409 and Deed of trust executed by James J. Coggins and wife to Marvin K. Barry Tr. of record in Book 1564 page 635 Registers Office Davidson County, Tenn.

We James J. Coggins, Jr and wife Annie O. Coggins,

have bargained and sold, and by these presents do transfer and convey unto the said Erwin B. Latham and wife Catherine J. Latham

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Map of Victory Heights Subdivision, as of record in Book 1130, page 97, Register's Office for said County.
Said Lot No. 83 fronts 60 feet more or less, on the northerly side of Oneida Avenue and runs back between lines, 176.2 feet more or less on the east line and 171.8 feet more or less on the west line, to a dead line, measuring 60 feet more or less thereon.
Being the same property conveyed to James J. Coggins, Jr, and wife, Annie O. Coggins, by deed from General Homes, Inc. of record in Book 1553, page 609, said Register's Office for Davidson County, Tenn.

The UNDERSIGNED ANNIE O. COGGINS IS THE ONE AND SAME PERSON, LOUISE O'SAILE COGGINS.

Restrictions in Book 1357, page 677.

The plan in Book 1130 page 97 shows a 35 foot set back line from Oneida Avenue and a 10 foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Erwin B. Latham and wife Catherine J. Latham

their heirs and assigns, forever.

And We do covenant with the said Erwin B. Latham and wife Catherine J. Latham and their heirs 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 as appears of record.

And We, James J. Coggins, Jr. and wife Annie O. Coggins,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Erwin B. Latham and wife Catherine J. Latham

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5 day of May, 1949

James J. Coggins Jr.
Annie O. Coggins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles G. Anderton, a Notary Public in and for said County and State, the within named James J. Coggins, Jr. and wife Annie O. Coggins

the bargainor s, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5 day of May, 1949.

Commission expires Oct. 9, 1951

Notary Public