K 1755

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $----------($625.00)----------

Six Hundred Twenty-Five and no/100----------DOLLARS cash in hand paid by MacMillen C. Runion and wife, Catherine T. Runion, receipt of which is hereby acknowledged, and in further consideration of the assumption of $6,772.35 due the First Federal Savings and Loan Association on an indebtedness fully described in a deed of trust of record in Book 1596, page 81, Register's Office for Davidson County, Tennessee.

We, Harry Donald Copeland and wife, Eleanor S. Copeland have bargained and sold, and by these presents do transfer and convey unto the said MacMillen C. Runion and wife, Catherine T. Runion, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 5 on the Map of Essex Place, a subdivision of Lots Nos. 23,24,25,26, 50,51, 52, 53 and 54, Bell View Plan, not of record.
According to a survey made by Blanchard and Parrish, Surveyors, September 10, 1937 said Lot No. 5 fronts 50 feet on the ~~Eastern~~ Easterly side of Montgomery Street, and runs back between parallel lines, parallel with and 200 feet south of the southerly margin of Crockett Street, 150 feet to an alley.

Being the same property conveyed to Harry Donald Copeland and wife, by deed of record in Book ____, page ____, ~~said~~ Register's Office for said County.
All sums held in escrow by the First Federal Savings and Loan Association of Nashville for the payment of taxes and insurance in connection with the above loan are here-by transfered to the grantee herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MacMillen C. Runion and wife, Catherine T. Runion, their heirs and assigns, forever.

And We do covenant with the said MacMillen C. Runion and wife, Catherine T. Runion 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.

And We, Harry Donald Copeland and wife, Eleanor S. Copeland do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said MacMillen C. Runion and wife, Catherine T. Runion, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of August, 1949.

[redacted]

Harry Donald Copeland

Eleanor S. Copeland

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joe W. Rives, a Notary Public in and for said County and State, the within named Harry Donald Copeland and wife, Eleanor S. Copeland, the bargainor, 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 30 day of August, 1949.

Commission expires July 9th, 1951.

Joe W. Rives
Notary Public

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