K 1758

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ----------$10.00---------- DOLLARS

----------TEN AND NO/100----------

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, FRANCES SHIPP COLLEY AND HUSBAND, DOYLE H. COLLEY

have bargained and sold, and by these presents do transfer and convey unto the said LESLIE ELWOOD SELLERS, JR. AND WIFE, MARY ELIZABETH SELLERS

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

LAND NEAR NASHVILLE, IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT NO. 1: BEING THE NORTH 1/2 OF LOT No. 48 AND THE SOUTH 40 FEET FRONT AND 42 FEET REAR OF LOT No. 49 ON THE PLAN OF MRS. E. B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, AS OF RECORD IN BOOK 894, PAGES 640 AND 641, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOTS NOS. 48 AND 49 FRONT TOGETHER 65 FEET ON THE EASTERLY SIDE OF BAXTER STREET AND EXTEND BACK 109 FEET 6 INCHES, MORE OR LESS, ON THE NORTHERLY LINE, 141.75 FEET ON THE SOUTHERLY LINE TO A DEAD LINE MEASURING 68 FEET 2 INCHES THEREON.

TRACT NO. 2: BEING THE SOUTHERLY PART OF LOT NO. 6 ON THE MAP OF ROSS T. HUGHES' SUBDIVISION OF LOT NO. 11, PATTERSON AND YOUNG'S SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 281 FEET 2 INCHES SOUTHWARDLY FROM A STONE IN THE SOUTH MARGIN OF GILLOCK STREET, THE NORTHWEST CORNER OF LOT No. 5 ON SAID PLAN IN THE WEST MARGIN OF SAID SUBDIVISION; THENCE ALONG THE WESTERLY LINE OF LOT 6, SOUTH 1° 31' WEST 68 FEET 10 INCHES TO A POINT; THE SOUTHWEST CORNER OF LOT No. 6; THENCE SOUTH 63° EAST 165 FEET TO A POINT 200 FEET FROM THE GALLATIN ROAD, THE SOUTHEAST CORNER OF LOT NO. 6; THENCE WITH THE EAST LINE OF SAID LOT NORTH 27° 30' EAST 83 FEET TO A POINT; THENCE WESTERLY 195 FEET MORE OR LESS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FRANCES SHIPP COLLEY, BY DEED FROM HOBERT SPEARS AND WIFE, OF RECORD IN BOOK 1629, PAGE 141, SAID REGISTER'S OFFICE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LESLIE ELWOOD SELLERS, JR. AND WIFE, MARY ELIZABETH SELLERS

THEIR heirs and assigns, forever.

And WE do covenant with the said LESLIE ELWOOD SELLERS, JR. AND WIFE, MARY ELIZABETH SELLERS 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, FRANCES SHIPP COLLEY AND HUSBAND, DOYLE H. COLLEY do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said LESLIE ELWOOD SELLERS, JR. AND WIFE, MARY ELIZABETH SELLERS, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 23 day of SEPTEMBER 1949.

Frances Shipp Colley

Doyle H Colley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. R. Kavanaugh, a Notary Public in and for said County and State, the within named FRANCES SHIPP COLLEY AND HUSBAND, DOYLE H. COLLEY

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 23 day of SEPTEMBER, 1949.

Commission expires April 14, 1951

L. R. Kavanaugh
Notary Public

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