K 1760

WARRANTY DEED Form 1003 Published by Tennessee Title Company

For and in consideration of the sum of $7,473.78- - - - - - - - - - - - - - - - -

SEVENTY-FOUR HUNDRED & SEVENTY-THREE & 78/100- - - - - - - - - - DOLLARS

paid and to be paid by S. E. Coe and wife, Ruth Coe, as follows:

$1,000.00 cash in hand paid, the receipt of which is hereby acknowledged, and for the remainder of $6,473.78 representing the principal unpaid balance and interest to date on note contained in deed of trust by the grantors herein to Louis R. Linx, Trustee, of record in Book 1566, page 267, Register's Office for Davidson County, Tenn., to secure First Federal Savings & Loan Association of Nashville the payment of a loan in the original sum of $6,950.00, and interest, payable in 288 monthly installments of $37.59 each, including interest at 4% per annum, beginning January 1, 1948, the said S. E. Coe and wife, Ruth Coe, hereby assume and agree, as evidenced by their acceptance of this instrument, to pay said indebtedness; we, Homer C. Hale and wife, Elizabeth K. Hale, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said S. E. Coe and wife, Ruth Coe, 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. 17 of Block "B" on the Map of Broadmoor, of record in Book 547, pages 161 and 162, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the southerly side of Gwynn Drive and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Homer C. Hale and wife, Elizabeth K. Hale, by deed from Stack Homes, Inc., as of record in Book 1555, page 181, said Register's Office.

(It is understood and agreed by all parties hereto that the escrow account of the seller (now held by the above mentioned loaning agency) is included in the above sale price, and is to be transferred to buyer w/out cost.)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said S. E. Coe and wife, Ruth Coe, their heirs and assigns, forever.

And we do covenant with the said S. E. Coe and wife, Ruth Coe, 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 recorded.

And we, Homer C. Hale and wife, Elizabeth K. Hale, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said S. E. Coe and wife, Ruth Coe, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of October, 1949

Homer C. Hale

Elizabeth K. Hale

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named Homer C. Hale and wife, Elizabeth K. Hale, 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 13th day of October, 1949

Commission expires July 11, 1950

W. H. Landis
Notary Public

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