K 1781

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 Ralph S. Barnes and wife, Dorothy B. Barnes, and for other good and valuable considerations, the receipt of which is hereby acknowledged, we, Sam F. Coleman and wife, Darthea T. Coleman

have bargained and sold, and by these presents do transfer and convey unto the said Ralph S. Barnes and wife, Dorothy B. Barnes, 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. 86 on the Map of Donelson Heights, as of record in Book 1424, page 35, Register's Office for said County, and described as follows:
Beginning at a point in the east margin of Kent Road at the corner of Lots Nos. 63 and 86; thence with the line between said lots easterly 161.23 feet to a point; thence northerly 135.65 feet to the south margin of McCampbell Avenue; thence with the margin of the same westerly 107.55 feet to a concrete monument, and continuing with the margin of said Avenue westerly 26.9 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the east margin of Kent Road; thence with the margin of said road, southerly passing a concrete monument at 73.82 feet, a total distance of 91.32 feet to the beginning.
Being part of the property conveyed to Sam F. Coleman and wife, Darthea T. Coleman, by deed from Donelson Homes, Inc., of record in Book 1732, page 407, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1334, page 435, and in Book 1537, page 481, 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 Ralph S. Barnes and wife, Dorothy B. Barnes, their heirs and assigns, forever.

And we do covenant with the said Ralph S. Barnes and wife, Dorothy B. Barnes 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, Sam F. Coleman and wife, Darthea T. Coleman do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ralph S. Barnes and wife, Dorothy B. Barnes, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of December, 1949.

Sam F. Coleman
Darthea T. Coleman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Sallye Mae Simmons, a Notary Public in and for said County and State, the within named Sam F. Coleman and wife, Darthea T. Coleman, the bargainors, 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 6th day of December, 1949.

Commission expires 4-7-53

Sallye Mae Simmons
Notary Public

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