K 1783

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - 7,500.00 - - - - - - - - - -
- - - - - - SEVEN THOUSAND, FIVE HUNDRED and NO/100 - - - - DOLLARS
of which $2,071.19 has been paid in cash by E. T. Cole and wife, Irene B. Cole, the receipt of which is hereby acknowledged, and for the remainder the said grantees assume and agree to pay the unpaid balance of $5,428.81, of an original loan in the amount of $5,900.00, executed by Charles T. Thoni and wife, Louise G. Thoni, to Miller Kimbrough, Trustee, of record in Book 1572, page 113, Register's Office for Davidson County, Tennessee, both principal and interest payable $35.75 monthly, the final payment being due February 1, 1968.

We, Charles T. Thoni and wife, Louise G. Thoni,
have bargained and sold, and by these presents do transfer and convey unto the said
E. T. Cole and wife, Irene B. Cole, 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, near the City of Nashville, being Lot No. 19 of Block "C" on the plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County.
Said Lot No. 19 fronts 50 feet on the northerly side of Dupont Avenue and runs back between parallel lines 165 feet to a dead line.
Being the same property conveyed to Charles T. Thoni and wife, Louise G. Thoni, by deed from Mike J. Smith and wife, of record in Book 1560, page 461, said Register's Office.
This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. T. Cole and wife, Irene B. Cole, their heirs and assigns, forever.

And we do covenant with the said E. T. Cole and wife, Irene B. Cole, 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, Charles T. Thoni and wife, Louise G. Thoni, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. T. Cole and wife, Irene B. Cole, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of December, 1949

Charles T. Thoni

Louise G. Thoni

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Fred S. Ramsay, Notary Public in and for said County and State, the within named Charles T. Thoni and wife, Louise G. Thoni, 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 Madison, Tennessee, this 24 day of December, 1949

Commission expires Oct. 11, 1953

Fred S. Ramsay
Notary Public

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