1810

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 5,900.00 . . . . . DOLLARS

. . . . . FIVE THOUSAND NINE HUNDRED AND NO/100THS . . . . . .

cash in hand paid by LAWRENCE D. COFFMAN and wife, JENNIE SUE COFFMAN, receipt of which is hereby acknowledged,

We, V. H. BROWN, and wife, MARGIE L. BROWN,

have bargained and sold, and by these presents do transfer and convey unto the said LAWRENCE D. COFFMAN and wife, JENNIE SUE COFFMAN,

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

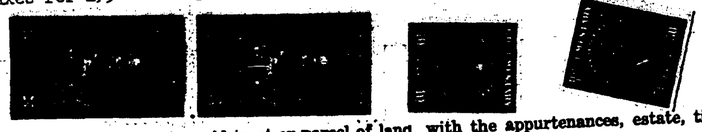
Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 275 on the Map of Joywood Heights, Section Two, as of record in Book 1130, pages 92 and 93, Register's Office for said County.

Said Lot No. 275 fronts 60 feet on the north side of Dellway Drive and runs back between lines, 239.3 feet on the west line, and 246.1 feet on the east line to a dead line in the rear on which it measures 60.3 feet.

Being the same property conveyed to V. H. Brown by deed from Johnson B. Russell and wife, of record in Book 1762, page 119, said Register's Office.

The above property conveyed subject to restrictions of record in Book 1373, page 98, which were recorded prior to February 15, 1950 and subject to a 10-foot easement along the rear of the lot for public utilities and a 30-foot set-back line from Dellway Drive, as of the plan in Book 1130, pages 92 and 93.

Taxes for 1950 to be paid by purchasers, the same having been pro-rated.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LAWRENCE D. COFFMAN and wife, JENNIE SUE COFFMAN, their heirs and assigns, forever.

And we do covenant with the said LAWRENCE D. COFFMAN and wife, JENNIE SUE COFFMAN, 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 hereinbefore set out.

And we, V. H. BROWN, and wife, MARGIE L. BROWN, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said LAWRENCE D. COFFMAN and wife, JENNIE SUE COFFMAN, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of March, 1950.

V. H. Brown

Margie L. Brown.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Lowell, a Notary Public in and for said County and State, the within named V. H. BROWN and wife, MARGIE L. BROWN, 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 1st day of March, 1950.

Louise Lowell
Notary Public

Commission expires July 11, 1953

NOTARIAL SEAL DAVIDSON CO.

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