1812

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Ten ($10.00)----------
----------DOLLARS

cash in hand paid and other valuable considerations treated as cash, the receipt all 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 Paul B. Price and wife Ruby P. Price 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, being Lot No. 3 on the Map of Donelson Heights, as of record in Book 1424, page 35, Register's Office for said County.
Said Lot No. 3 fronts 75 feet on the easterly side of Donelson Pike and runs back 175 feet on the northerly line and 187.5 feet on the southerly line, to a dead line in the rear, measuring 76.06 feet thereon.
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 1788, page 405, said Register's Office.
Restrictions in Book 1334, page 435, and in Book 1537, page 481, which were recorded prior to February 15, 1950.
The plan in Book 1424, page 35, shows an Owner's Certificate, a 40-foot set-back line from Donelson Pike and a 10-foot easement along the rear of the lot for public utilities.
1950 taxes have been prorated and assumed by the Grantee's herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul B. Price and wife Ruby P. Price their heirs and assigns, forever.

And we do covenant with the said Paul B. Price and wife Ruby P. Price 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 herein mentioned.

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 Paul B. Price and wife Ruby P. Price ourselves our heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of March, 1950.

Sam F. Coleman

Darthea T Coleman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named Sam F. Coleman and wife Darthea T. Coleman

the bargainer, 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 28th day of March, 1950.

Commission expires Oct. 30, 1950

Jessie B. Overton
Notary Public

459