2011

WARRANTY DEED Form 1061 Published by Tennessee Title Company

For and in consideration of the sum of $ 7,500.00

Seven Thousand Five Hundred and No/100 - - - - - - - - - - - - - - - - - - - - DOLLARS
Cash in hand paid by James C. Williams and wife, Kathleen Williams, the receipt of which is hereby acknowledged, I,

J. R. COARSEY, Substitute Trustee

have bargained and sold, and by these presents do transfer and convey unto the said James C. Williams and wife, Kathleen Williams 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. 103 on the Map of Maplecrest, as of record in Book 1835, page 28, Register's Office for said County.
Said lot No. 103 fronts 60 feet on the north side of Aubrey Court and runs back between lines, 183 feet on the west line and 205 feet on the east line, to the south right-of-way of the Tennessee Central Railroad, on which it measures 91.7 feet.
Being part of the property vested in J. R. Coarsey, as Substitute Trustee, under the terms of a deed from Dee Milligan Quarles, a widow, of record in Book 1811, page 566; said Coarsey having been appointed Substitute Trustee by instrument of record in Book 1906, page 357, both in Register's Office for said County.

Commerce Union Bank, of Nashville, Tennessee, a corporation, joins in this deed for the following purpose and none other, that is to say that it is the true and lawful owner and holder of a deed of trust executed by R. Walker Smith, Trustee to C. D. Rippy, Trustee, of record in Book 1895, page 86, and for a valuable consideration does hereby release and discharge the lien secured by said deed of trust as to the property herein conveyed but no further or otherwise.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James C. Williams and wife, Kathleen Williams their heirs and assigns, forever.

And I do covenant with the said James C. Williams and wife, Kathleen Williams that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1951 taxes which have been prorated and are hereby assumed by the purchasers.
And I, J. R. Coarsey, Substitute Trustee do further covenant and bind myself, my successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said James C. Williams and wife, Kathleen Williams their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of June, 1951.

COMMERCE UNION BANK
By: [signature]
Attest: [signature]

J. R. Coarsey, Substitute Trustee
J R Coarsey Substitute Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named J. R. Coarsey, Substitute Trustee

NOTARY

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 1951

Commission expires April 7, 1953

A. M. Tenison
A.M.Tenison, Notary Public

511