2011

WARRANTY DEED Form 1001 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 Lonnie R. Shipp and wife, Mary Spence Shipp, 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 Lonnie R. Shipp and wife, Mary Spence Shipp

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. 104 on the Map of Maplecrest, of record in Book 1835, pages 27 and 28, Register's Office for said County.
Said lot fronts 60 feet on the northerly side of Aubrey Court and runs back 205 feet on the westerly line and 230.8 feet on the easterly line, which is a broken line, to the southerly margin of the right of way of the T. C. Railroad, on which it measures 60 feet.
Being 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, said Register's Office.

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 Lonnie R. Shipp and wife, Mary Spence Shipp their heirs and assigns, forever.

And I do covenant with the said Lonnie R. Shipp and wife, Mary Spence Shipp 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 Lonnie R. Shipp and wife, Mary Spence Shipp their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness MY hand this 22 day of June, 1951.

COMMERCE UNION BANK

BY: [signature] V. Pres.

ATTEST: [signature] Asst. Sec.

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

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 22nd day of June, 1951.

NOTARY PUBLIC

Commission expires April 4, 1953

A.M.Tenison, Notary Public

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