2044

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ - - Ten and No/100 - - - - - - - - - - - - - - - -

- -($10.00) - DOLLARS

cash in hand paid by James A. Hamsley and wife, Louise F. Hamsley, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, A. J. Coleman and wife, Edith Coleman,

have bargained and sold, and by these presents do transfer and convey unto the said James A. Hamsley and wife, Louise F. Hamsley,

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

Being Lot No. 2 on the Plan of Bradford Heights Subdivision, as of record in Book 1835, page 84, Register's Office for said County

Said Lot No. 2 fronts 75 feet on the southerly side of Joyce Lane and runs back 160.9 feet on the easterly line and 160.4 feet on the westerly line, to a dead line, measuring 75 feet thereon.

Being part of the property conveyed to A. J. Coleman and wife, Edith Coleman, by deed from Hattie Lee Morgan, et al, of record in Book 1882, page 523, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 1882, page 523, and in Book 1882, page 613, said Register's Office, and subject to setback line and easement for public utilities as shown in Plan of record in Book 1835, page 84, said Register's Office.

Lovell & Malone, Inc., owner and holder of a promissory note, dated October 18, 1951, and secured by Deed of Trust of record in Book 2058, page 185, Register's Office for Davidson County, Tennessee, for a sufficient and valuable consideration, the receipt of which is hereby acknowledged, join in this instrument for the purpose of releasing theproperty herein described from the lien created by the deed of trust referred to above, 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 A. Hamsley and wife, Louise F. Hamsley, their heirs and assigns, forever.

And we do covenant with the said James A. Hamsley and wife, Louise F. Hamsley, 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 by taxes for the year 1952, which have been prorated and are hereby assumed by the grantee.

And we, A. J. Coleman and wife, Edith 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 James A. Hamsley and wife, Louise F. Hamsley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of March, 1952.

LOVELL & MALONE, INC.

By: [signature] President

Attest: [signature] Vice President and Treasurer

A. J. Coleman

Edith Coleman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Anne Abernathy, a Notary Public in and for said County and State, the within named A. J. Coleman and wife, Edith Coleman, 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 11th day of April, 1952.

Commission expires 1-6-1954

[signature] Notary Public

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