X 2045

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - -TEN AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note in the original amount of $9,000.00 and future advances, dated January 1, 1951, executed by the grantors herein, with interest at 4% per annum, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 1927, page 539, Register's Office for Davidson County, Tennessee, said note is payable to Commerce Union Bank,

we, Lonnie H. Polk and wife, Ernestine B. Polk,

have bargained and sold, and by these presents do transfer and convey unto the said Doshie Elizabeth Coursey and daughter, Margueritte Coursey Moss, with remainder in fee to vest in the survivor at the death of either, 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. 1 on the Map of Lindell Heights, as of record in Book 1835, page 14, Register's Office for said County.
Said Lot No. 1 fronts 78.9 feet on the west side of Grinstead Place and runs back between lines, 150 feet on the north line and 153.1 feet on the south line to the east right-of-way line of the L. & N. Railroad on which it measures 107.4 feet.
Being the same property conveyed to Lonnie H. Polk and wife, Ernestine B. Polk, by deed from Westbrook Homes, Inc., of record in Book 1916, page 177, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1786, page 389, and in Book 1876, page 156, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Doshie Elizabeth Coursey and daughter, Margueritte Coursey Moss, as aforesaid, their heirs and assigns, forever.

And we do covenant with the said Doshie Elizabeth Coursey and daughter, Margueritte Coursey Moss, 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 hereinabove set out, and by 1952 taxes which the grantees herein assume and agree to pay.
And we, Lonnie H. Polk and wife, Ernestine H. Polk do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Doshie Elizabeth Coursey and daughter, Margueritte Coursey, as aforesaid, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30th day of April, 19 52.

Lonnie H. Polk
Ernestine B. Polk

STATE OF TENNESSEE
Davidson County

Personally appeared before me, - - - - - Lawrence D. Richards - - - - -, a Notary Public in and for said County and State, the within named Lonnie H. Polk and wife, Ernestine B. Polk

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 6th day of May, 19 52

Commission expires May 1, 1954

Lawrence D. Richards
Notary Public

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WARRANTY DEED

G-833664h FROM
LONNIE H. POLK ET UX

67284

TO
DOSHIE ELIZABETH COURSEY AND
MARGUERITTE COURSEY MOSS

RETURN TO TENNESSEE TITLE CO.

3:36 MAY 8 1952

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NASHVILLE, TENNESSEE

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LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

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