2087

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 assume and agree to pay the remaining unpaid balance of a note in the original amount of $5,200.00, dated August 25, 1948, executed by the grantors herein, payable to Provident Trust Company, with interest at 5% 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 1648, page 68, Register's Office for Davidson County, Tennessee, said debt having been assigned to Provident Mutual Life Insurance Company of Philadelphia, by an instrument of record in Book 1648, page 63, Register's Office for said County,

we, William B. Coffey and wife, Marie E. Coffey,

have bargained and sold, and by these presents do transfer and convey unto the said MAURICE FREED and wife, CARMEL DUKE FREED, 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. 44 on the Map of St. Bernard Place, as of record in Book 161, page 171, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the southerly side of St. Bernard Avenue and runs back 145.10 feet on the westerly line and 145.54 feet on the easterly line to an alley, and measures 50 feet thereon.

Being the same property conveyed to William B. Coffey and wife, Marie E. Coffey, by deed from Estelle Lutes and husband, of record in Book 1636, page 413, 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 Maurice Freed and wife, Carmel Duke Freed, their heirs and assigns, forever.

And we do covenant with the said Maurice Freed and wife, Carmel Duke Freed 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 all 1952 taxes which the grantees assume and agree to pay.

And we, William B. Coffey and wife, Marie E. Coffey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Maurice Freed and wife, Carmel Duke Freed, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of July, 19 52.

William B. Coffey

Marie E. Coffey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Edwards, a Notary Public in and for said County and State, the within named William B. Coffey and wife, Marie E. Coffey

the bargainor, 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 3 day of July, 19 52

Commission expires July 11-1953

Louise Edwards
Notary Public

71841
WARRANTY DEED
G-8451 dh
FROM
WILLIAM B. COFFEY ET UX
TO
MAURICE FREED ET UX
REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

STATE OF TENN.
DAVIDSON CO.
Received in Book
3:22 JUL 3 1952
Rec. $ 2.80
Reg. $ 2.00
M. M. Smith

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