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

- - - - - - - - - - - - - - - - - - - ($10.00) - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt 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 Jack W. Scoggins and wife, Joyce O. Scoggins, 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. 15 and the westerly 1/2 of Lot No. 16, Block "F", on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said lot and part of lot adjoin and front together 75 feet on the southerly side of Yowell Avenue and run back between parallel lines 145 feet to a dead line.

Being part of the property conveyed to A. J. Coleman and wife, Edith Coleman, by deed from J. R. Coarsey, Trustee, of record in Book 1559, page 587, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1380, page 88, R. O. D. C. Tennessee, and plan of record in Book 1130, page 85, shows a 30-foot set-back line from Yowell Avenue and a 10-foot easement for public utilities along the southerly or rear line.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jack W. Scoggins and wife, Joyce O. Scoggins, their heirs and assigns, forever.

And we do covenant with the said Jack W. Scoggins and wife, Joyce O. Scoggins, 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.

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 Jack W. Scoggins and wife, Joyce O. Scoggins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of January, 1953.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named A. J. Coleman and Edith Coleman the bargainors, 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 2nd day of January, 1953.

Commission expires April 5, 1955.

Notary Public

10000

WARRANTY DEED

FROM

A. J. Coleman et ux

85981

TO

Jack W. Scoggins et ux

5 JAN 1953

3:20

79 3.02

2.00