2139

For and in consideration of the sum of $ 10.00

TEN AND NO/100 **DOLLARS**

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, J. R. Coarsey, Trustee, with full power to sell, mortgage and convey, without the joinder of any beneficiary

have bargained and sold, and by these presents do transfer and convey unto the said O. S. Waggoner, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the Second Civil District of Davidson County, Tennessee, being lot No. 29 on the map of Seven Oaks, Section 2, as of record in Book 2133, page 36, R.O.D.C., Tennessee.
Said lot No. 29 fronts 125 feet on the southerly side of Pinoway Drive and extends back between lines 208.5 feet to the westerly side, and measuring 215.9 feet on the easterly side - being an irregular line - to a point in the rear on which it measures 92 feet.
Which part of the property conveyed to J. R. Coarsey, Trustee, by deed from Mrs. Anna Cole Beaver, et als, of record in Book 2040, page 510, R.O.D.C., Tennessee.

Restrictions as of record in Book 2017, page 143, R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said O. S. Waggoner, his heirs and assigns, forever.

And I do covenant with the said O. S. Waggoner 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. 1952 taxes to be paid by seller.
And I, J. R. Coarsey, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said O. S. Waggoner, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of March, 1953.

J R Coarsey Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Viola Vanderwiff, a Notary Public in and for said County and State, the within named J. R. Coarsey, 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 19th day of March, 1953.

Commission expires [illegible]

Notary Public

19 93372

WARRANTY DEED

FROM J. R. Coarsey, Trustee

TO O. S. Waggoner

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TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

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