WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 1.00 -

- - - - - - - - - - - - - - - - - ONE AND NO/100 - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Howard J. Coke and wife, Frances R. Coke, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Crieve Hall Estates, Inc., a Tennessee corporation, has

[redacted] **bargained and sold, and by these presents do**es/**transfer and convey unto the said** Howard J. Coke and wife, Frances R. Coke,

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. 90 on the Map of Section One Revised, Crieve Hall Estates, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Barrywood Drive at the corner of Lots Nos. 90 and 91; thence with the line between said lots, northerly 287.2 feet to a corner of Lot 161; thence with the line between Lots 90 and 161, easterly 140 feet to the west margin of Stillwood Drive; thence with the margin of the same southerly 277.29 feet to the beginning of a curve; thence around said curve southwesterly 39.27 feet to the north margin of Barrywood Drive; thence with the margin of the same westerly 275.92 feet to the point of beginning.

Being part of the property conveyed to Crieve Hall Estates, Inc., by deed from Marvin K. Barry and John T. Dugger, Sr., of record in Book 1853, page 70, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2046, page 88, Register's Office for Davidson County, Tennessee, and the plan of record in Book 1835, pages 122, 123 and 124, which shows an Owner's Certificate, a 50-foot setback line from Barrywood Drive and from Stillwood Drive, and a 10-foot easement along the west side line and an easement 2x15 feet fronting 2 feet on Stillwood Drive at the northeast corner of the lot for utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard J. Coke and wife, Frances R. Coke, their **heirs and assigns, forever.**

And Crieve Hall Estates, Inc., / does [redacted] **covenant with the said** Howard J. Coke and wife, Frances R. Coke, that it is **lawfully seized and possessed of said land in fee simple;** has [redacted] **a good right to convey it, and the same is unencumbered,** except taxes for 1953 which are assumed by the Grantees herein.

And Crieve Hall Estates, Inc., does

[redacted] **further covenant and bind** itself, its/successors [redacted] **and representatives, to warrant and forever defend the title to the said land to the said** Howard J. Coke and wife, Frances R. Coke, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Crieve Hall Estates, Inc., has caused this instrument to be [redacted] executed by its duly authorized officers on this the 27th day of April, 1953.

ATTEST: CRIEVE HALL ESTATES, INC.

By: H. Paul Griffin, Secretary By: Marvin K. Barry, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, __________, **a Notary Public in and for said County and State, the within named** __________

the bargainor___, **with whom I am personally acquainted, and who acknowledged that** __________ **executed the within instrument for the purposes therein contained. Witness my hand and official seal at** __________, **Tennessee, this** _____ **day of** __________, **19**___.

Commission expires __________ __________ **Notary Public**