K 2278

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,

We, A. J. Coleman and wife, Edith Coleman
and
R. M. Eller
have bargained and sold, and by these presents do transfer and convey unto the said Harold B. Hall and wife, Annie V. Hall, 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. 7 on the Plan of Section One, Marning View Subdivision, as of record in Book 2133, page 95, Register's Office for said County.
Said Lot 7 fronts 121 feet on the easterly side of Marthonna Road, as measured partly along a curve, and runs back 319.3 feet on the northerly line and 287.65 feet on the south line, to a dead line, measuring 229.7 feet thereon.
Being part of the property conveyed to A. J.Coleman by deed from John B. Cobb, County Court Clerk, of record in Book 2203, page 163, and part of the property conveyed to A. J. Coleman and R. M. Eller, by deed from Buford L. Wright andwife, of record in Book 2137, page 157, 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 Harold B. Hall and wife, Annie V. Hall their heirs and assigns, forever.

And we do covenant with the said Harold B. Hall and wife, Annie V. Hall 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. 1954 taxes to be paid by sellers.
And we, A. J. Coleman and wife, Edith Coleman and R. M. Eller do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harold B. Hall and wife, Annie V. Hall their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of May, 19 54.

J. R. Coarsey, holder of the indebtedness secured by deed of trust to C. H. Briley, Jr; Trustee, of record in Book 2224, page 126, Register's Office for Davidson County, Tenn., joins in this deed for the sole purpose of releasing from said deed the property herein, but no further or otherwise.

A. J. Coleman
R. M. Eller
Edith Coleman

ATTEST: J. R. Coarsey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nola Vandergriff, a Notary Public in and for said County and State, the within named A. J. Coleman and wife, Edith Coleman and R. M. Eller and J. R. Coarsey

the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 19 54

Commission expires: My Commission Expires Jan. 25, 1956 Nola Vandergriff Notary Public

WARRANTY DEED

FROM A. J. Coleman et ux & R. M. Eller

19644

TO Harold B. Hall et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 MAY 954 at 9:00 A.M. and recorded in Book 2224 Page 43
Recording Fee 1.00
JAMES S. WILLIAMS, Register

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 485