K 2293

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN*** DOLLARS ($10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption by Coleman W. Carmen and wife, Maggie McKee Carmen, of the principal balance now due on a certain note in the original amount of $7,400.00, dated July 16, 1948, secured by a deed of trust executed by George Swift, Jr. and wife, Jesse Ruth Swift, to Ferriss C. Bailey, Trustee, of record in Book 1623, page 327, R.O.D.C., Tennessee,

LAWRENCE F. DAVIS and wife, MARY EVELYN DAVIS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto COLEMAN W. CARMEN and wife, MAGGIE McKEE CARMEN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 52 on the map of Brownsville, as of record in Book 21, page 9, Register's Office for said County, described as follows:

Beginning at an iron pin on the southerly margin of Carter Street, 102 feet west of the northwest corner of Lot No. 25 of the Rosebank Subdivision, as of record in Book 547, page 48, said Register's Office; thence with said Street, westwardly 60 feet to an iron pin, the northeast corner of the property conveyed to Raymond M. Jones and wife by deed from R. J. Bozeman, of record in Book 1628, page 238, said Register's Office; thence with the easterly line of said Jones' property, southwardly 155 feet to an iron pin, and continuing in the same direction 146 ft, in all 301 ft.; thence eastwardly and parallel with the southerly margin of Carter St., 60 feet to a point 102 feet, more or less, west of the southwest corner of said Lot No. 25 of the Rosebank Subdivision; thence northwardly 301 feet to the beginning.

Being the same property conveyed to Lawrence F. Davis and wife, Mary Evelyn Davis, by two deeds from George Swift, Jr., and wife, of record in Book 1854, pages 37 and 89, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 1st day of August, 1954.

Lawrence F. Davis

Mary Evelyn Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Margaret V. Yarbrough, a Notary Public in and for the State and County aforesaid, personally appeared the within named Lawrence F. Davis and wife, Mary Evelyn Davis, the bargainor(s), 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, the 1st day of August, 1954.

Margaret V. Yarbrough
Notary Public

My commission expires: Jan. 27, 1957

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