BK 2300

For and in consideration of the sum of $ -
- - - NINE THOUSAND FIVE HUNDRED AND NO/100 - - - - - - - (\$9,500.00) - - - - DOLLARS

Cash in hand paid by Robert E. Cole and wife, Ruth S. Cole, the receipt of which is hereby acknowledged, I,

ERA NELL EUBANK

have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Cole and wife, Ruth S. Cole 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. 71 on the Map of Inglewood Heights Subdivision, as of record in Book 1424, page 85, Register's Office for said County.

Said Lot 71 fronts 60 feet on the easterly side of Inglewood Court and runs back between parallel lines 168.3 feet to a dead line.

Being the same property conveyed to Era Nell Eubank Tyler, by deed from Ray E. Garrett and wife, of record in Book 1449, page 628, said Register's Office, said Era Nell Eubank Tyler being now Era Nell Eubank.

This conveyance is made subject to restrictions in book 1336, page 134, and the plan of record in Book 1424, page 85, Register's Office for said County, shows a 40-foot set-back line from Inglewood Court and 10-foot easement along the easterly or rear line 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 Robert E. Cole and wife, Ruth S. Cole their heirs and assigns, forever.

And I do covenant with the said Robert E. Cole and wife, Ruth S. Cole 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, except 1954 taxes which have been pro-rated and are hereby assumed by the purchasers.

And I, Era Nell Eubank do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Robert E. Cole and wife, Ruth S. Cole their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 27th day of September, 1954.

Era Nell Eubank

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O.G. Jones, a Notary Public in and for said County and State, the within named Era Nell Eubank the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 1954.

O.G. Jones
O.G. Jones Notary Public

Commission expires July 6, 1955

WARRANTY DEED

FROM

ERA NELL EUBANK

TO

ROBERT E. COLE AND WIFE

RUTH S. COLE

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Recorded in Book 2300 page 629

PG 629