For and in consideration of the sum of $ 2,000.00

Two Thousand ---------- No/100 DOLLARS

cash in hand the receipt of which is hereby acknowledged

we, A. J. Coleman and wife, and R. M. Eller

have bargained and sold, and by these presents do transfer and convey unto the said

Willie B. Sircy and wife, Mary E. Sircy

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 #12 on the Map of Section One, Morning-view Subdivision, as of record in Book 2133, page 95, Register's Office for said County. Said Lot 12 fronts 110 feet on the easterly side of Graycroft Avenue and runs back between lines, 350.56 feet on the northerly line, and 372.39 feet on the southerly line, to a dead line, measuring 139 feet thereon.
Being part of the property conveyed to A. J. Coleman by decree of the County Court, of record in Mi... Book 138, page 359, a certified copy of which is of record in Book 2203, page 163, said Register's Office, and part of the property conveyed to A. J. Coleman and R. M. Eller, by deed from Buford L. Wright and wife, 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 Willie B. Sircy and wife, Mary E. Sircy

their heirs and assigns, forever.

And we do covenant with the said Willie B. Sircy and wife, Mary E. Sircy

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.

And we, A. J. Coleman and wife, 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 Willie B. Sircy and wife, Mary E. Sircy

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of February, 19 55.

A. J. Coleman

R. M. Eller

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, the within bargainor, A. J. Coleman and wife, and R. M. Eller

the bargainor, 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 10th day of February, 19 55

Commission expires 4/12/55

Lloyd W. Pate
Notary Public

45346

WARRANTY DEED

FROM A. J. Coleman and wife and R. M. Eller

TO Willie B. Sircy and wife, Mary E. Sircy

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 81 day of MAR 1955 at 12:45 P. M.
Noted in Book 1955 Page 45
Recorded in Book ... Page ... $2.75
JAMES H. WILSON, Register
By ...

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Sales Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HERBERT 10M 11-49