K 2400

Book 2400 Page 391

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 paid by W. E. Coggin and wife, Carnell A. Coggin, the receipt of all of which is hereby acknowledged,

J. M. Medlin and wife, Hortense C. Medlin, and A. B. Ivey and wife, Doris C. Ivey,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. E. Coggin and wife, Carnell A. Coggin,

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

Being Lot No. 63 on the Plan of Hillwood Estates, Section 6, as of record in Book 2133, page 96, Register's Office for said County.

Said Lot No. 63 fronts 215 feet on the northwesterly side of Hickory Valley Road, formerly West Hillwood Drive, and extends back 344.4 feet on the northeasterly line and 337.1 feet on the southwesterly line to a dead line, measuring 124 feet thereon.

Being part of the same property conveyed to J. M. Medlin and wife, Hortense C. Medlin and A. B. Ivey and wife, Doris C. Ivey, by installment deed from H. G. Hill Realty Company, of record in Book 2334, page 207, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2334, page 207, said Register's Office, and easements and matters affecting said premises as shown on plat of said subdivision of record in 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 24th day of May, 1955.

J. M. Medlin

A. B. Ivey

Doris C. Ivey

Hortense C. Medlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leslie P. Russell, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. M. Medlin and wife, Hortense C. Medlin, and A. B. Ivey and wife, Doris C. Ivey, 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 24th day of May, 1955.

Leslie P. Russell
Notary Public

My commission expires August 31, 1958

58043

WARRANTY DEED
M.C.B.& F.
From
J. M. Medlin et ux, et al.
To
W. E. Coggin et ux.
N. H. Rd.

DO NOT PUBLISH

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record May 24 1955 A.M. 8 O'CLOCK
and recorded in Book 2400 Page 391
Recording Fee $1.00
WILLIS P. WILSON, Register

DO NOT PUBLISH

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
10 CENTS 10

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