BK 2438

WARRANTY DEED

For and in consideration of the sum of ---------- ($10.00) ----------
---------- Ten and no/100 ---------- DOLLARS
and other good and vaaluable considerations

I, C. C. Coley and wife, Catheryn S. Coley
have bargained and sold, and by these presents do transfer and convey unto the said
James D. Stevens
his 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. 16 on the Plan of Sharpe & Horn's 4th Addition to Nashville, as of record in Book 161, page 172, Register's Office for said County. Said Lot 16 fronts 52.4 feet on the easterly side of the Gallatin Road or Turnpike and runs back 162 feet on the northerly line and 178 feet on the southerly line, to an alley, measuring 50 feet thereon, together with an easement to maintain and operate a wate service pipe across Lot 17, (adjoining said Lot 16 on the south), serving the land hereby conveyed, which easement was granted said W. J. Heffernan by L. T. Stevens and wife, by instrument of record in Book 1536, page 419, said Register's Office, as conveyed by deed from John B. Cobb, County Court Clerk, to C. C. Coley, dated March 18, 1954, filed for recrod March 23, 1954, in Book 2272, page 123, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James D. Stevens
his heirs and assigns, forever.

And We do covenant with the said James D. Stevens
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, C. C. Coley and wife, Catheryn S. Coley
do further covenant and bind Ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said James D. Stevens
his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand on this 24th day of June, 1955

C. C. Coley
Catheryn S. Coley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Virginia Mackenzie Ritter, a Notary Public in and for said County and State, the within named Catheryn S. Coley
with whom I am personally acquainted, and who acknowledged that
within instrument for the purposes therein contained
hand and official seal at office, this 24 day of June, 1955

My Commission Expires 11-4-1956.

Virginia Mackenzie Ritter
Notary Public

NOTARY PUBLIC

PG 261