BK 2442

WARRANTY DEED

For and in consideration of the sum of Nine Thousand Four Hundred Fifty and No/100 ----------$9,450.00----------DOLLARS Cash in hand paid by James Luther Cole and wife, Nannie Bell G. Cole, the receipt of which is hereby acknowledged,

W. C. MONCRIEF AND COMPANY, INC.,
a Tennessee Corporation, having its principal office and place of business at Goodlettsville, Tennessee

has bargained and sold, and by these presents do transfer and convey unto the said James Luther Cole and wife, Nannie Bell G. 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. 16 on the Map of Franklin Heights Subdivision, as of record in book 2083, page 91, Register's Office for Davidson County, Tennessee.
Said Lot No. 16 fronts 207.7 feet on the northerly margin of McCoin Drive and extends back between lines 264.6 feet on the westerly line and 115.2 feet on the easterly line to a dead line in the rear measuring 261 feet thereon.
Being a part of the property conveyed to W. C. Moncrief and Company, Inc. by warranty deed from Leonard C. Franklin and wife, Tommie G. Franklin, as of record in book 2243, page 215, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in book 2278, page 409, Register's Office for Davidson County, Tennessee, and the plan of record in book 2083, page 91, said Register's Office, which shows a 50 foot set back line from McCoin Drive, a 10 foot easement for public utilities across the rear of the lot and an anchorage easement 2' x 20' at the southeasterly corner of the lot.

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 Luther Cole and wife, Nannie Bell G. Cole their heirs and assigns, forever.

And it does covenant with the said James Luther Cole and wife, Nannie Bell G. Cole that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1965 taxes which have been prorated and are hereby assumed by the purchasers.

And W. C. Moncrief and Company, Inc. does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said James Luther Cole and wife, Nannie Bell G. Cole their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, W. C. MONCRIEF AND COMPANY, INC., a Corporation aforesaid has caused this ... day of ... 19... to be executed by its duly authorized officer on this 30th day of July 1965.

W. C. MONCRIEF AND COMPANY, INC.

By: W. C. Moncrief Pres
W. C. Moncrief, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named ...

the bargainor..., with whom I am personally acquainted, and who acknowledged that ... executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this ... day of ..., 19...

Commission expires ...

Notary Public

PG 255