K 2444

For and in consideration of the sum of $ 10,450.00 ten thousand dollars
Ten Thousand Four Hundred Fifty and No/100 DOLLARS
Cash in hand paid by Everett W. Carlson and wife, Victoria Carlson, the receipt of which is hereby acknowledged, we,

J. R. Coarsey and H. H. Richardson
and
J. R. Coarsey, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said Everett W. Carlson and wife, Victoria Carlson 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. 640 on the Plan of Cloverhill, Section VIII, as of record in Book 2331, pages 10 and 11, Register's Office for said County.
Said Lot 640 is described as beginning at a point on the southwesterly margin of Ironwood Drive, the common corner of Lots 639 and 640; thence with the line between said lots, southwesterly 319 feet to a point; thence north 87° 39' west 22.3 feet to a concrete monument; thence north 20° 14' east 110 feet to a concrete monument; thence north 32° 37' west 67.7 feet to a concrete monument; thence north 36° 14' east 195.7 feet to a concrete monument on the southwesterly margin of Ironwood Drive; thence with the margin of said Drive, southeastwardly 31.98 feet to a concrete monument, and continuing with the same, southeastwardly 50 feet to the beginning.
Being property conveyed to J. R. Coarsey and H. H. Richardson by deed from J. E. Richmond and wife, of record in Book 2138, page 423, as to the west part of the lot, and property conveyed to J. R. Coarsey, Trustee, by deed from James W. Charlton and wife, of record in Book 2291, page 495, said Register's Office, as to the east part of the lot.

This conveyance is made subject to all restrictive covenants, easements, and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Everett W. Carlson and wife, Victoria Carlson their heirs and assigns, forever.

And we do covenant with the said Everett W. Carlson and wife, Victoria Carlson 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, J. R. Coarsey, H. H. Richardson and J. R. Coarsey, Trustee do further covenant and bind ourselves, our heirs and representatives, our successors to warrant and forever defend the title to the said land to the said Everett W. Carlson and wife, Victoria Carlson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of August 19 55.

J. R. Coarsey Trustee
J. R. Coarsey
H. H. Richardson

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 J. R. Coarsey, H. H. Richardson, and J. R. Coarsey, Trustee
the bargainors, 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 5th day of August, 19 55.

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

My Commission expires May 11, 1959

WARRANTY DEED
FROM
J. R. COARSEY, ET AL
67311
TO
EVERETT W. CARLSON AND WIFE,
VICTORIA CARLSON
GRANTEE'S ADDRESS NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record Aug 9 1955
at 9:45 o'clock A.M. Page 319
Noted in Book 3137 Page
Recording Fee $ 2.50
JAMES H. WILSON, Register
By
Dpt. Reg.

G 319