K 2449

WARRANTY DEED

For and in consideration of the sum of ($1.00) -

ONE & NO/100- -DOLLARS

CASH in hand paid by Erminia S. Coarsey, and for the love and affection I have for my wife, the said Erminia S. Coarsey,

I, J. R. Coarsey,

______ have bargained and sold, and by these presents do transfer and convey unto the said ERMINIA S. COARSEY, her heirs and assigns, all of my right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of the south part of Lot No. 1 on the Map of Webster's Subdivision showing a partial survey of certain lots in Montague Subdivision, as of record in Book 421, page 129, Register's Office for said County, and described according to an unregistered copy of a survey by Z. J. Wilkinson, Surveyor, June 21, 1939, as follows:

Beginning at a point in the easterly margin of Gallatin Pike, 8 feet north of the common corner of Lots 1 and 2, said point being 133 feet north of the center line of Webster Street; thence with the margin of Gallatin Pike, northerly 50 feet to a point; thence easterly 170 feet to a point in the westerly line of Lot 4; thence with the line of the same southerly 50 feet to a point; thence westerly 170 feet to the beginning.

Being the same property conveyed to J. R. Coarsey and wife, Erminia S. Coarsey, by deed from A. J. Coleman and Newsom Cooper, of record in Book 2041, page 291, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Erminia S. Coarsey her heirs and assigns, forever.

And I do covenant with the said Erminia S. Coarsey that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Erminia S. Coarsey her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of September, 1955

J R Coarsey

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Mola Vandergriff, a Notary Public in and for said County and State, the within named J. R. Coarsey

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

Witness my hand and official seal at office, this 9th day of September, 1955

Commission expires My Commission Expires Jan. 25, 1958

Mola Vandergriff
Notary Public

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