K 2452

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

we, John R. Copeland, Sr. and wife, Selma Murdock Copeland,

have bargained and sold, and by these presents do transfer and convey unto the said Willard M. West and wife, Ruby Ann West, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 5 and the easterly 25 feet of Lot No. 4 on the Plat of Airdrie Subdivision "A", as of record in Book 547, page 11, Register's Office for said County. Said Lot No. 5 and said easterly part of Lot No. 4 front together 75 feet on the northerly side of the Antioch Pike, formerly Mill Creek Valley Road, and run back between parallel lines 169 feet to an alley.

Being the same property conveyed to John R. Copeland, Sr., and wife, Selma Murdock Copeland, by deed from Paul C. Christopher and wife, as of record in Book 2[illegible], page [illegible], said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 615, page 260, applicable to Lot 5, and restrictions in Book 633, page 109, applicable to said part of Lot 4, all of record in the 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 Willard M. West and wife, Ruby Ann West, their heirs and assigns, forever.

And we do covenant with the said Willard M. West and wife, Ruby Ann West 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, except [illegible] taxes, which the grantees herein assume and agree to pay.

And we, John R. Copeland, Sr. and wife, Selma Murdock Copeland do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Willard M. West and wife, Ruby Ann West, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 1 day of October, 19[illegible].

John R. Copeland Sr.

Selma Murdock Copeland

Selma Murdock Copeland

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named John R. Copeland, Sr. and wife, Selma Murdock Copeland, 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 [illegible], Tennessee, this 1 day of October, 19[illegible].

Commission expires February 24, 1957

L. W. Carney
Notary Public

74302

WARRANTY DEED

G-10|209 dh FROM JOHN R. COPELAND, SR. ET UX

TO WILLARD M. WEST ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day of OCT A.D. 1955 at 1:02 o'clock P.M.
Noted in Book 85 Page 1
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.90
JAMES P. WILSON, Register
By C. McKinley D.C. Reg.

DOCUMENTARY ESTATE TAX

INSURANCE CORPORATION of Richmond, Virginia

HERSEY

G 565