K 2484

WARRANTY DEED Form 1043 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND 10/100 DOLLARS

Cash in hand paid by Robert M. Coggin and wife, Geraldine Coggin, and other good and valuable considerations, receipt of which are hereby acknowledged, and the assumption of a first mortgage now in the principal balance of $7,233.37, dated March 31, 1954, executed by the grantor to John W. Murphree, Trustee, secured by Deed of Trust of record in Book 2255, page 121, Register's Office for Davidson County, Tennessee, said first mortgage payable in 300 monthly instalments of $41.69 each, the same being an amortization loan and the interest, at the rate of 4½% per annum, having been included in said instalments to maturity; I,

HERMAN D. BRADLEY, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Robert M Coggin and wife, Geraldine Coggin,

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. 4 and the north one-half of Lot 3 of Block 3 on the Plan of A. J. McGaughey's Second Haysboro Subdivision, as of record in Book 547, page 43, Register's Office for said County.

Said lot and said part of said lot adjoin and front together 150 feet on the west side of Brush Hill Road and run back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Herman D. Bradley by deed from John W. Dickey and wife, of record in Book 2273, page 303, said Register's Office.

This conveyance subject to restrictive covenants of record in Book 1181, page 25, 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 Robert M Coggin and wife, Geraldine Coggin their heirs and assigns, forever.

And I do covenant with the said Robert M Coggin and wife, Geraldine Coggin 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, except as hereinabove set out and taxes for 1955 which are assumed by the grantee herein

And I, Herman D Bradley do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Robert M Coggin and wife, Geraldine Coggin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 30th day of November, 19 55

Herman D Bradley

STATE OF TENNESSEE
Davidson County }

Personally appeared before me, Doneva Todd, a Notary Public in and for said County and State, the within named Herman D Bradley the bargainor, I, 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 Nashville, Tennessee, this 30th day of November, 19 55

Commission expires April 25, 1959

Doneva Todd
Notary Public

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