K 2537

WARRANTY DEED

For and in consideration of the sum of Ten Thousand Four Hundred Fifty and No/100 ----------
----------$10,450.00 ----------DOLLARS
Cash in hand paid by Joseph R. Pedigo and wife, Nannie Frances Pedigo, the receipt of which is hereby acknowledged, we,

J. R. Coarsey and H. H. Richardson

have bargained and sold, and by these presents do transfer and convey unto the said Joseph R. Pedigo and wife, Nannie Frances Pedigo 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. 10 on the Map of Cloverhill Subdivision, II of record in Book 2133, page 46, Register's Office for said County.
Said Lot No. 10 fronts 80 feet on the north side of Ironwood Drive and runs back 204 feet on the east line and 268.4 feet on the west line, to a dead line in the rear on which it measures 138 feet.
Being part of the 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, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back 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 Joseph R. Pedigo and wife, Nannie Frances Pedigo their heirs and assigns, forever.

And we do covenant with the said Joseph R. Pedigo and wife, Nannie Frances Pedigo 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 1956 taxes which have been prorated and are hereby assumed by the purchasers.

And we, J. R. Coarsey and H. H. Richardson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph R. Pedigo and wife, Nannie Frances Pedigo their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of April, 1956.

J R Coarsey

H H Richardson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State the within named J. R. Coarsey and H. H. Richardson

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 office, this 19th day of April, 19 56

Commission expires February 24, 1957

A. M. Tenison
Notary Public

JOSEPH B. PEPPER CO., NASHVILLE

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