K 2543

WARRANTY DEED

For and in consideration of the sum of Nine Thousand Four Hundred Fifty and No/100 ---------- ----------$9,450.00 ----------**DOLLARS**

Cash in hand paid by William A. Nichols and wife, Aline J. Nichols, the receipt of which is hereby acknowledged, I,

Evelyn Marie Corcoran

have bargained and sold, and by these presents do transfer and convey unto the said William A. Nichols and wife, Aline J. Nichols

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 Lots No. 25 and 26, Block "C" on the Map of Greenland Estates, of record in Book 974, page 13, Register's Office for said County.
Said lots adjoin and front together 100 feet on the easterly side of Greenland Avenue and run back between parallel lines 175 feet to a dead line.
Being the same property conveyed to Evelyon, Evelyn V., or Evelyn Marie Corcoran, by three deeds, one from Lora Smith Burton, a widow, of record in Book 1676, page 117; one from C. A. Wheeler, Jr., and wife, of record in Book 1643, page 563; and one from Henry A. Corcoran and wife, of record in Book 2542, page 284, said Register's Office.

Evelyon, Evelyn V., and Evelyn Marie Corcoran, all being one and the same person.

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 William A. Nichols and wife, Aline J. Nichols their **heirs and assigns, forever.**

And I **do covenant with the said** William A. Nichols and wife, Aline J. Nichols **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 1977 taxes which have been prorated and are hereby assumed by the purchasers.

And I, Evelyn Marie Corcoran **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** William A. Nichols and wife, Aline J. Nichols their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 12th **day of** June, **19** 77

Evelyn Marie Corcoran

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], **a Notary Public in and for said County and State, the within named** Evelyn Marie Corcoran **the bargainor, with whom I am personally acquainted, and who acknowledged that** she **executed the within instrument for the purposes therein contained**

Witness my **hand and official seal at office this** 12th **day of** June, **19** 77

Commission expires February 2, 1977

[illegible]
Notary Public

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