K 2543

WARRANTY DEED

For and in consideration of the sum of $10.00

TEN AND NO/100- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, J. R. Coarsey, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said E. W. Buchanan and wife, Alma B. Buchanan, 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. 23 on the Plan of Kemper Heights Subdivision, Section 1, as of record inBook 2331, pages 65 and 66, R.O.D.C., Tennessee.

Said Lot No. 23 is described as follows: Beginning at a point on the southerly margin of Old Hickory Boulevard, at the common corner of Lots 23 and 24; thence in an easterly direction, along the margin of said Boulevard, 175 feet to the beginning of a curve; thence around said curve, in an easterly and southerly direction, 39.27 feet to a point in the westerly margin of Arta Drive; thence in a southerly direction, along the margin of said Drive, a total of 205 feet to the common corner of lots 23 and 25; thence in a northwesterly direction, along the line between said two lots, 184.8 feet to a common corner of Lots 23, 24 and 25; thence in a northerly direction, along the line between lots 23 and 24, 168.1 feet to the point of beginning.

Being part of the property conveyed to J. R. Coarsey, Trustee by three deeds, one from Emma P. Kemper, of record inBook 2435, page 205; one from J. C. Oakley et ux, etals, and one from Smith E. Phillips et ux, of record in Book 2435, page 223, R.O.D.C., Tennessee.

Restrictions of record in Book 2442, page 459 and in Book 2331, pages 65 and 66, R.O.D.C., 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 E. W. Buchanan and wife, Alma B. Buchanan their heirs and assigns, forever.

And I do covenant with the said E. W. Buchanan and wife, Alma B. Buchanan 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. 1955 taxes to be paid by seller.

And I, J. R. Coarsey, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said E. W. Buchanan and wife, Alma B. Buchanan their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 30th day of September, 1955

J R Coarsey Trustee

STATE OF TENNESSEE
Davidson County

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

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 30th day of September, 1955

Commission expires My Commission Expires Jan. 25, 1958

Nola Vandergriff
Notary Public

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