K 2638

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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 Milton C. Shockley and wife, Lera B. Shockley, 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. 155 on the Map of Kemper Heights, Section II, as of record in Book 2331, page 104, Register's Office for said County.

Said Lot No. 155 fronts 164.75 feet on the southwesterly side of Kemper Drive South, and extends back 299.10 feet on the northwesterly line and 281.50 feet on the southeasterly line, to a line in the rear on which it measures 98.5 feet.

Being part of the property conveyed to J. R. Coarsey, Trustee, by deed from Mrs. Emma P. Kemper, of record in Book 2435, page 205; one from J. C. Oakley et ux and H. W. Crook et ux, of record in Book 2435, page 225, and by deed from Smith E. Phillips et ux, of record in Book 2435, page 223, Register's Office for said County.

Restrictions and easements of record in Book 2442, page 459, and in Book 2331, page 104, 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 Milton C. Shockley and wife, Lera B. Shockley their **heirs and assigns, forever.**

And I **do covenant with the said** Milton C. Shockley and wife, Lera B. Shockley **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.** 1957 taxes to be assumed by the purchasers.

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** Milton C. Shockley and wife, Lera B. Shockley their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 21st **day of** February, 19 57

J. R. Coarsey Trustee

PG 423