BK 2643

WARRANTY DEED G-46151 — READ E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 ******* DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption by the grantees herein of the principal balance now due on a certain note dated July 19, 1955, in the principal amount of $1,430.73, secured by a vendor's lien of record in Book 2442, page 166, Register's Office for Davidson County, Tennessee.

H. C. COLEMAN and wife, VERA COLEMAN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES M. HOLMES and wife, BESSIE K. HOLMES,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 6 on the Plan of Horton Heights, Section I, of record in Book 2133, page 28, Register's Office for said County.

Said Lot No. 6 fronts a total of 117.2 feet on the southeasterly margin of an access road which lies immediately to the southeast of Charlotte Pike; said lot extends back 337.4 feet on the northeasterly side and 344 feet on the southwesterly side to a dead line in the rear measuring 123 feet.

Being the same property conveyed to H. C. Coleman and wife, Vera Coleman, by deed from Thomas C. Summers, Trustee, of record in Book 2442, page 166, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2135, page 118, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except by State & County Taxes for 1955 1956 and 1957, which are being assumed by the grantees, and vendor's lien as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 13th day of April, 1957.

H. C. Coleman

Vera Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, READ E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named H. C. Coleman and wife, Vera Coleman, 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 Nashville, Tennessee, this, the 13th day of April, 1957.

READ E. FOLK, JR. NOTARY PUBLIC JUL 26, 1958 DAVIDSON COUNTY, TENN.

Read E. Folk Jr.
Notary Public

My commission expires: July 26, 1958

PG 535