K 2645

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00)- DOLLARS

and other good and valuable consideration, receipt of which is hereby acknowledged, we

J. R. Coarsey, Trustee, and H. H. Richardson, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said James Isaac Cox, Jr., and wife, Maxine C. Cox, 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. 812 on the Plan of Cloverhill Subdivision, in Section 10 of said subdivision of record in Book 2331, page 57, R.O.D.C., Tennessee, lot 812 being more particularly described as follows:
Said Lot No. 812 fronts 148.25 feet on the westerly side of Gailwood Lane and extends back between lines 243.5 feet on the northerly line and 274.5 feet on the southerly line which is a broken line to a dead line in the rear on which it measures 132.1 feet.
The northerly portion of said lot being part of the property conveyed to J. R. Coarsey, Trustee, by deed from James W. Charlton and wife, Elizabeth Charlton of record in Book 2291, page 495, R.O.D.C., Tennessee, and the southerly portion of said lot being part of the property conveyed to H. H. Richardson, Trustee, by deed from W. A. Cobb and wife, Louise Ray Cobb, and W.F. Ray and wife, Mary Florence Ray, of record in Book 2340, page 419, Register's Office for Davidson County, 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 James Isaac Cox, Jr., and wife, Maxine C. Cox, their heirs and assigns, forever.

And we do covenant with the said James Isaac Cox, Jr., and wife, Maxine C. Cox 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.

And we, J. R. Coarsey, Trustee, and H. H. Richardson, Trustee, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Isaac Cox, Jr., and wife, Maxine C. Cox, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3RD day of May, 1957.

H H Richardson Trustee
H. H. RICHARDSON, TRUSTEE
J R Coarsey Trustee
J. R. COARSEY, TRUSTEE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James S. Geddes, a Notary Public in and for said County and State, the within named J. R. Coarsey, Trustee, and H. H. Richardson, Trustee the bargainors, 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 3RD day of May, 1957.

James S. Geddes
Notary Public

Commission expires JANUARY 26, 1959

JAMES S. GEDDES NOTARY PUBLIC

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