K 2645

For and in consideration of the sum of $10.00

- - - - - - TEN AND NO/100 - DOLLARS

Cash in hand paid by B. M. Herron and wife, Evelyn Herron, and other good and valuable considerations, receipt of which are hereby acknowledged; We,

ELAINE GRACE KOFOED and husband, WESLEY G. KOFOED

have bargained and sold, and by these presents do transfer and convey unto the said B. M. Herron and wife, Evelyn Herron

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 2 of Block "H" on the Map of Tyne Meade, Section III, of record in Book 1424, page 13, Register's Office for said County.

Said Lot No. 2 fronts 210.3 feet on the northerly side of Hemmingway Drive and runs back between lines, 220 feet to a dead line on which it measures 217.5 feet.

Being the same property conveyed to Elaine Grace Kofoed, by deed from Richard M. Fenker and wife, of record in Book 1783, page 255, said Register's Office.

This conveyance subject to plan and easements of record in Book 1424, page 13 and restrictive covenants of record in Book 1489, page 471, 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 B. M. Herron and wife, Evelyn Herron their heirs and assigns, forever.

And we do covenant with the said B. M. Herron and wife, Evelyn Herron 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, except taxes for 1957 which are pro rated and assumed by the grantee herein.

And we, Elaine Grace Kofoed and husband, Wesley G. Kofoed do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said B. M. Herron and wife, Evelyn Herron, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2nd day of May, 19 57.

Elaine Grace Kofoed.

Wesley G. Kofoed

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named Elaine Grace Kofoed and husband, Wesley G. Kofoed

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 2nd day of May, 19 57

Commission expires October 27, 1958

Jessie B Overton
Notary Public

WARRANTY DEED

FROM ELAINE GRACE KOFOED, ETUX

38203

TO B. M. HERRON, ETUX

(Murphy Abstract Company)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of MAY A.D. 1957 at 2:27 o'clock P.M.
Noted in Book 1424 Page 134
Recorded in Book 2700 Page
Recording Fee $
JAMES P. WILSON, Register
By Deputy Register

Rec. 5/6/57

K 2645 Page 607

PG 607