K 2649

For and in consideration of the sum of Ten and No/100 DOLLARS ($10.00),

Cash in hand paid and other good and valuable consideration receipt of which is hereby acknowledged

We F. R. Coe and wife, Louise Foster Coe

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Paul H. McGinness, single

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:

Being part of lot No. 43 on the Map of Riverside Drive Subdivision, as of record in book 974, pages 60 and 61 Register's Office for Davidson County, Tennessee.

Said part of lot No. 43 fronts 52 feet, more or less, on the North side of Porter Road and runs back between lines 190 feet on the easterly line and 207 feet, more or less, on the westerly line, to a dead line in the rear, on which it measures 50 feet.

Being the same property conveyed to F. R. Coe and wife, Louise Foster Coe by deed from P. M. Estes, Trustee, of record in book 1195, page 493; and in book 2641, page 639, 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 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.

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 7th day of June, 1957.

F. R. Coe,

Louise Foster Coe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ed A Beasley, a Notary Public in and for the State and County aforesaid, personally appeared the within named F. R. Coe and wife, Louise Foster Coe

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 7th day of June, 1957.

Ed A Beasley
Notary Public

My commission expires: April 27, 1959

NOT A SEAL STATE OF TENNESSEE

WARRANTY DEED

From F. R. Coe et ux

41461

To Paul H. McGinness

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 7 day of JUN A.D. 1957 at 12:46 o'clock P.M.
Noted in Book 2649 Page 465
Recorded in Book ____ Page ____
Recording Fee $1.00
JAMES P. WILSON, Register
By ____ D.C.

DOCUMENTARY

PG 465