BK 2689

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,

J. R. Coarsey Home Builders, Inc.

has bargained and sold, and by these presents do transfer and convey unto the said Charles L. Taylor and wife, Zanie L. Taylor, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being known as part of Tract No. 2 on the division of the Cundall property and known as Lot No. 2 according to a copy of a survey made by Hal R. Swann, Jr., June 8, 1957, and described as follows:

BEGINNING at an iron pin in the southerly margin of Manchester Avenue, 61.85 feet southwesterly of the northerly corner of a tract conveyed to J. R. Coarsey Home Builders, Inc., of record in Book 2651, page 159, R.O.D.C., Tennessee; thence along said southerly margin of Manchester Avenue, south 34 degrees 47' west 61.85 feet to an iron pin; thence south 56 degrees 5' east 267.53 feet to an iron pin; thence north 34 degrees 12' east 61.3 feet to an iron pin; thence 266.77 feet in a northwesterly direction to the point of beginning.

Being the same property conveyed to J. R. Coarsey Home Builders, by deed from R. G. Flatt et ux, Anna R. Flatt, and A. H. Flatt et ux, Clara Flatt, of record in Book 2651, page 159, 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 Charles L. Taylor and wife, Zanie L. Taylor their heirs and assigns, forever.

And J.R. Coarsey Home Builders, Inc., does covenant with the said Charles L. Taylor and wife, Zanie L. Taylor that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And J. R. Coarsey Home Builders, Inc., does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Charles L. Taylor andwife, Zanie L. Taylor their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of July, 1957

J. R. COARSEY HOME BUILDERS, INC.

By: J. R. Coarsey
J. R. Coarsey, President

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