K 2698

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; for a further consideration this conveyance is made subject to the unpaid balance of an original loan dated August 17, 1954, in the amount of $9,500.00, with interest at 4½% per annum, both principal and interest payable $52.81 monthly, Said loan was executed by Cline R. Mann, unmarried to John W. Murphree, Trustee, and is fully described in Deed of Trust as of record in Book 2311, page 617, Register's Office for Davidson County, Tennessee.

we, D. E. McCoin and wife, Francis Clorine McCoin

_____ have bargained and sold, and by these presents do transfer and convey unto the said Fred S. Ramsay

his 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. 30 on the Revised Map of Terra View Subdivision, of record in Book 1424, page 4, Register's Office for said County.

Said lot fronts 100 feet on the south side of Wade Circle and runs back 172.2 feet on the east line and 186.1 feet on the west line, to a dead line, on which it measures 100 feet.

Being the same property conveyed to D. E. McCoin by deed from Cline R. Mann et ux, as of record in Book _____, page _____, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred S. Ramsay

his heirs and assigns, forever.

And we do covenant with the said Fred S. Ramsay

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 for herein mentioned loan, and 1957 taxes which have been pro-rated and assumed by Grantee.

And we, D. E. McCoin and wife, Francis Clorine McCoin

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred S. Ramsay

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11th day of September, 19 57

D. E. McCoin

Frances Clorine McCoin

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