K 2706

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Seven Hundred Fifty Dollars ($750.00)

DOLLARS

cash in hand to us paid, receipt of which is hereby acknowledged, and the assumption of an indebtedness secured by Deed of Trust of record in Book 2626, at page 73, of the Register's Office of Davidson County, Tennessee, and having a balance of principal in the approximate amount Nine Thousand One Hundred Eighty-Eight Dollars and Sixty Cents (9,188.60), (after the making of the December, 1957 payment) by Johnny A. Coleman and wife, Betty A. Coleman , we, Robert E. Martin and wife, Agnes G. Martin, **have bargained and sold, and by these presents do transfer and convey unto the said** Johnny A. Coleman and wife, Betty A. Coleman, 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. 40 on the Plan of Sharpe Park, of record in Book 2330, page 105, Register's Office for said County.

Said Lot No. 40 fronts 60 feet on the north side of Imperial Drive and runs back 173.3 feet on the east line, and 173.4 feet on the west line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Robert E. Martin and wife, Agnes G. Martin, be Deed from Brentwood Homes, Inc., of record in Book 2651, at page 239, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnny A. Coleman and wife, Betty A. Coleman, their **heirs and assigns, forever.**

And we **do covenant with the said** Johnny A. Coleman and wife, Betty A. Coleman **that** we **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And we, Robert E. Martin and wife, Agnes G. Martin, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Johnny A. Coleman and wife, Betty A. Coleman, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 7th **day of** December, 19 57

Robert E. Martin

Agnes G Martin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Z. T. Osborn, Jr. , **a Notary Public in and for said County and State, the within named** Robert E. Martin and wife, Agnes G. Martin,

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 4th **day of** December, 19 57

Commission expires 2/19/61

Notary Public

DAVIDSON COUNTY

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