K 2858

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and - - - - - - - - no/100 DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration of the assumption by the said Kenneth B. Cole and wife, Edith Mae Thompson Cole, of the balance owing under the terms of a deed of trust executed by Boyd W. Workhoven and wife, Marjorie Workhoven, to Miller Kimbrough, Trustee, of record in Book 2262, page 521, Register's Office for Davidson County, Tennessee, which was given to secure the payment of one note dated May 21, 1954, for the principal sum of $11,000.00 and payable to the order of Kimbrough-Phillips Co., Nashville, Tennessee.

Lou Frank and wife, Betty J. Frank

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Kenneth B. Cole and wife, Edith Mae Thompson Cole

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:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Rosewood Heights, Section Three, as of record in Book 2133, page 61, Register's Office for said County.

Said Lot No. 98 fronts 99.3 feet on the easterly side of Potter Lane and runs back 132.6 feet on the northerly line and 140 feet on the southerly line, to a dead line in the rear, on which it measures 53 feet.

Being the same property conveyed to Lou Frank and wife, Betty J. Frank, by deed from Boyd W. Workhoven and wife, Marjorie Workhoven, of record in Book 2647, page 451, 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 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 17 day of December, 1958.

Lou Frank

Betty J. Frank

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Mr. Lou Frank and wife, Betty J. Frank

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, Davidson County, Tennessee, this, the 17 day of December, 1958.

[illegible]
Notary Public

My commission expires: [illegible]

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

From 10358
Lou Frank, et ux

To
Kenneth B. Cole, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of DEC A.D. 1958 at 8:17 o'clock A.M.
Noted in Book 91 Page 267
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

STATE OF TENNESSEE DEPARTMENT OF REVENUE TENNESSEE FINANCIAL STATUS CERTIFICATE EXEMPT DIVISION 1001

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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