WARRANTY DEED BEAU E. POLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and no/one hundreds ---------- DOLLARS ($10.00),

Cash in hand and other good and valuable considerations paid to us by the purchasers, the receipt of which is hereby acknowledged, and in addition this conveyance is made subject to the Deed of Trust of Sam L. Coleman and wife, Virginia Mae Coleman to Miller Kimbrough, Trustee for Kimbrough-Phillips Company to secure the payment of $11,500.00 and interest, dated July 7, 1954, and registered July 7, 1954 in the Register's Office, Davidson County, Tennessee.

Sam L. Coleman and wife, Virginia Mae Coleman,

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

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. 164 on the Plan of Glencoe Acres, Section 2, of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County Tennessee.
Said Lot No. 164 fronts 90 feet on the southwesterly side of Dumas Drive and runs back between lines 187.4 feet on the westerly side and 182.9 feet on the easterly side to a dead line in the rear measuring 90.2 feet.
Being the same property conveyed to Sam L. Coleman and wife, Virginia Mae Coleman by deed from J. Claud Smith and William David Smith of record in Book 2284, page 324, Register's Office, 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., except as heretofore shown.

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 2nd day of February, 1959

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named Sam L. Coleman and wife, Virginia Mae Coleman,

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 2nd day of February, 1959

My commission expires: Nov 5, 1960 _____ Notary Public

19393

WARRANTY DEED

From
Sam L. Coleman and wife,
Virginia Mae Coleman

To
Rogie Long and wife,
Edna Long

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day
of FEB A.D. 1959
at 11:33 o'clock A.M.
Noted in Book 92 Page 327
Recorded in Book 3250 Pg.
Recording Fee
JAMES P. WILSON, Register
by _____ D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

RIDE TOM & COLEMAN QP