K 2876

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Three Thousand One Hundred Forty and 82/100 ($3,140.82) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and for further considerations the grantee: herein assumesand agreesto pay the remaining unpaid balance of a certain promissory note in the original sum of Twenty-Four Hundred and 00/100 ($2400.00) Dollars, executed by J. Louis Coloriqh and wife, Thelma Coloriqh and secured by deed of trust executed by J. Louis Coloriqh and wife, Thelma Coloriqh to E. A. Goodloe, Trustee, of record in Book 2121, Page 105 Register's Office for Davidson County, Tennessee,

We, Joseph Walker Nance and Edgar M. Richards

have bargained and sold, and by these presents do transfer and convey unto the said Thomas W. Hales, Jr., his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the west 1/2 of Lot 29 on the Map of Trinity Heights being T. W. Crutcher's Tr's Subdivision of Lot No. 3, of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the southerly side of Edwin Avenue and runs back between parallel lines to and alley.

Being the same property conveyed to Joseph Walker Nance and Edgar M. Richards by deed from J. Louis Coloriqh and wife, Thelma Coloriqh as of record in Book 2435, Page 105, Register's Office for 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 said Thomas W. Hales, Jr., his heirs and assigns, forever.

And we do covenant with the said Thomas W. Hales, Jr. 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 the above stated deed of trust and taxes for 1959.

And we, Joseph Walker Nance and Edgar M. Richards do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas W. Hales, Jr., his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10 day of February, 19 59

Joseph Walker Nance

Edgar M. Richards

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